
Site Address:	4 Southdown View, Waterloooville, PO7 6BJ		
Proposal:	Rear two storey extension with pitched roof; cladding to elevations. (Resubmission).		
Application No:	APP/17/01210	Expiry Date:	09/01/2018
Applicant:	Mr T Edwards		
Agent:	Mr A Skinner	Case Officer:	Harriet Pitney
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi-detached, residential dwellinghouse located on the northern side of Southdown View, comprising elevations of both brick and render construction with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides off-road parking provision for 3 vehicles as well as access to the existing single storey garage to the rear.

The rear garden of the application site is primarily laid to lawn and is enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age and style albeit with slight variations in terms of their design.

2 Planning History

APP/17/00648 - Rear two storey extension., WD,10/10/2017

3 Proposal

This application has been submitted proposing a two storey extension to the rear of 4 Southdown View with a pitched roof incorporating cladding to the elevations of the existing dwelling and proposed extension. This application is a resubmission following APP/17/00648 which was withdrawn in October 2017.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Source Protection Zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 Whilst it is acknowledged that the proposed two storey extension is located to the rear of the property and therefore would not be readily visible from the public realm, it is noted that the application site and surrounding streetscene is relatively open in terms of its character and appearance which would result in aspects of the proposed development being visible particularly from Sunnymead Drive and Silverdale Drive.

7.4 Notwithstanding the above, it is considered that the revised proposal has been

designed so that it is sympathetic to the existing built form, primarily by virtue of its staggered design and revised roof design, and is clearly subservient to the host dwelling. Whilst it is acknowledged that the proposed extension would result in a relatively large addition to the rear of the main dwellinghouse, it is considered that the design and appearance of the proposal is deemed appropriate in context with the main dwellinghouse and surrounding curtilage. It is also important to acknowledge that there are other examples within the existing streetscene where properties have developed to the rear.

- 7.5 The proposed development also incorporates the addition of cladding at first floor level to the existing dwelling and the proposed two storey rear extension. It was noted at the time of the officer site visit that there are other examples within the existing streetscene (i.e No.6 Southdown View) where cladding has been applied and as such a precedent has already been set within the immediate vicinity for this type of development. However, in order to ensure that the cladding proposed integrates appropriately with the surrounding locality and streetscene of Southdown View, a planning condition has been recommended requiring details of the proposed cladding to be submitted to the Local Planning Authority for approval prior to the commencement of any works on site.
- 7.6 On this basis, it is considered that the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 By virtue of the location of the proposed extension, the neighbouring property most likely to be affected by the proposed two storey extension to the rear would be the adjoining neighbour to the north west (No.5 Southdown View).
- 7.8 The initial application submitted under APP/17/00648 raised concerns with the Local Planning Authority by virtue of the added bulk and mass proposed and the impact of this on No.5 Southdown View. Having discussed these concerns with the agent, the initial application was withdrawn and a revised proposal has been submitted which seeks to stagger the proposed extension to the rear so that it only extends 3 metres out from the rear wall of the main dwelling at first floor level and 3.75 metres at ground floor level.
- 7.9 No.5 Southdown View currently benefits from 3 windows within the first floor, rear elevation of the property which serve a bathroom, landing and toilet (the bathroom of which would be positioned closest to the side elevation of the proposed extension. A 45 degree light test, in accordance with Havant Borough Councils Design Guidance, has been undertaken in order to assess the impact of the proposed extension on the adjacent neighbouring property which has revealed that the proposed extension would breach this guidance, albeit on a minimal scale in terms of the two storey element.
- 7.10 It is important to acknowledge that the applicant could construct a two storey extension to the rear of the property, utilising the property's Permitted Development rights and without the need for formal planning permission, to a depth of 3 metres which would have the same impact as the proposed extension subject of this application in terms of the two storey element. Furthermore, whilst it is acknowledged that the proposed extension would breach the 45 degree guidance outlined within Havant Borough Councils Design Guidance, No. 4 and 5 Southdown View both have

north facing gardens. On this basis and notwithstanding the above, it is not considered that the proposed extension at two storey level would result in any significant adverse impact on No.5 by virtue of loss of light as the sun ordinarily rises in the East and sets in the West. As such, by virtue of the orientation of the properties, the loss of daylight as a result of the extension is considered to be relatively limited and would not warrant a refusal of planning permission on this basis.

- 7.11 With regards to the single storey element of the proposed extension, the 45 degree light test undertaken also revealed that this element would breach the guidance. However, it is important to acknowledge that No.5 currently benefits from a single storey extension adjacent to the shared boundary with No.4. It is also important to acknowledge that the existing boundary treatment comprises a timber close boarded fence which is approximately 1.8-2 metres in height which would provide partial screening. The maximum height of the single storey element would be approximately 3.1 metres. By virtue of the single storey design and orientation of the properties as detailed above, it is not considered that the single storey aspect would result in any significant adverse impact which would justify a reason for refusal.
- 7.12 The proposed extension would be located approximately 3 metres away from the side wall of No. 3 Southdown View and there are no windows proposed within the side elevation of the extension. Therefore it is not considered that the proposed development would result in any loss of light, privacy, outlook or appear overbearing to this property.
- 7.13 The development would also be located in excess of 27 metres from the properties to the rear and as such it is not considered that there would be any impact on the neighbouring amenity of these properties.
- 7.14 Consequently, it is considered that the proposal is unlikely to appear overbearing by virtue of the staggered design, or lead to overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear. The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.15 It is noted that no letters of objection were received with respect to this scheme.

(iv) Parking

- 7.16 The proposed extension would result in a residential dwelling comprising 4 bedrooms and as such, in accordance with Havant Borough Councils Design Guidance, 3 off-road parking spaces would need to be provided to facilitate the development. The proposed floor and roof plan submitted (Drawing No: 05/041117/2 Rev A) demonstrates that 3 off-road parking spaces can be provided in accordance with Havant Borough Councils Adopted Parking Standards.

(v) Source Protection Zone

- 7.17 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in any significant adverse impact on the character and appearance of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01210 subject to the following conditions;

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the proposed cladding to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan/ Block Plan/ Proposed ground, first floor and roof plans (05/041117/2 Rev A)- received 14th November 2017
Proposed elevations (05/041117/1 Rev A)- received 14th November 2017
Existing elevations and proposed side elevation (05/041117/3 Rev 0)- received 14th November 2017

Reason: - To ensure provision of a satisfactory development.