
Site Address:	9 The Brow, Waterlooville, PO7 5BY		
Proposal:	Single storey rear extension and two storey side extension.		
Application No:	APP/17/00238	Expiry Date:	01/05/2017
Applicant:	Mr W Nicholls		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey semi-detached property and detached garage situated on the corner of The Brow and The Dale. It has a brown tiled pitched and hipped roof and elevations of beige multibrick, white painted brickwork, white render and tudor style beams. The site has a north south incline with vehicular access from the Dale leading to a shingle driveway. The garden surrounds three sides of the property with a raised patio area, grass, shrubs and a covered barbeque area. There is a high leylandii hedge in excess of 3 metres high, which obscures the property from the highway together with a 1.8 metre high wall and fencing to the eastern and southern boundaries.
- 1.2 The adjoining two storey semi-detached property is to the south, two storey detached properties are opposite (in The Brow) and to the north (in the Dale) and the side aspect of a two storey detached property in The Dale is to the east. The area is of medium density with two storey detached and semi-detached properties of a similar age, different styles and design.

2 Planning History

09/61138/000 - Single storey rear addition, permitted 15/10/2009.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and two storey side extension (fronting The Dale), and two new first floor windows in the existing east and west elevations.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(i) Principle of development

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

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

7.3 Although the property is situated on a corner plot, it is well screened by the existing leylandii hedge and consequently whilst the proposal is of a substantial size, it can be comfortably accommodated within the extent of the site and will only be partially visible from the public realm, primarily from The Dale looking west. Regarding the two storey element of the scheme, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The two storey extension would be well contained within the application site, with a minimum distance of 7 metres to the eastern (rear) boundary, 12 metres to the western (front) boundary and 9 metres to the northern boundary. The extension would be a continuation of the existing property and in this particular case it is considered there would be no merit in reducing the height of the ridge to the side of the property and that the impact on the streetscene would be more conspicuous if the proposal were to have a lower ridge height. It is judged to be subservient to the main dwelling by virtue of the

proposed width.

- 7.5 The single storey rear extension is approximately 7 metres deep and will be situated adjacent to the eastern and southern boundaries of the property. It will be no higher than the existing lean to which is to be demolished, although the existing raised patio area is to be removed and the extension will be built at the same level as the existing garage.
- 7.6 As the property is on a sizeable corner plot, it is judged the scheme would not appear cramped. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed two storey extension is to the northern elevation of the property, situated approximately 9 metres from the boundary which is adjacent to The Dale and 12 metres to the boundary adjacent to The Brow. There would be two new windows on the eastern and western elevations serving existing and new bedrooms, and whilst the property to the east at number 2 The Dale has a first floor window in the western elevation, it is in excess of 13 metres away and it is considered the new windows would not result in any additional degree of overlooking. The existing garage and boundary wall to the east elevation would partially screen the new ground floor side window to the extension. It is deemed the new windows in the northern and western elevations of the two storey extension would not have any detrimental effect on the surrounding properties owing to the distance to the property boundaries and the existing extensive screening.
- 7.8 There are no windows in the southern and eastern elevations of the single storey rear extension and although it is adjacent to the southern boundary, extending to the eastern boundary it is no higher than the existing lean to and the roof pitches away from the property boundaries. Whilst the land to the rear of the neighbouring property at 11 The Brow could be used as an additional amenity area, its main garden mirrors that of the application site. It is therefore considered unlikely that any resulting impact on the smaller amenity space could be sustained as a defensible reason for refusal of the development proposed. The eastern elevation of the single storey extension adjoins a small area of the rear garden of 2 The Dale behind the garage.
- 7.9 Sufficient amenity space would be retained on the site contiguous to the property, maintaining the spacious nature of the streetscene and the extension is situated thus that any impact on the neighbouring properties would be negligible.
- 7.10 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00238 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Received 6 March 2017
Location plan
Proposed block plan
Received 31 March 2017
Drg No. 1 Rev B Existing and proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.