
Site Address: 95 London Road, Cowplain, Waterloooville, PO8 8XB
Proposal: Demolition of existing extension and erection of two storey and single storey rear extensions. Velux window to north elevation.
Application No: APP/17/00259 Expiry Date: 30/05/2017
Applicant: Mr K Lockwood
Agent: Mr P Davey Case Officer: Emma Chisnall
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 95 London Road is a two storey detached dwellinghouse constructed of a red facing brickwork with concrete tiles in Waterloooville. Quoining detail is present around the first floor windows with a mono-pitch roof at ground floor level. The amenity space to the front is adequate in size and has recently been hard-surfaced following a permission granted under APP/15/00935 in order to accommodate three car parking spaces. The front curtilage boundary is constructed of approximately 1m timber fencing.
- 1.2 No 95 is positioned centrally within its plot and has an access to the rear amenity space along both side elevations. To the rear the amenity space is approximately 14m deep and is laid to lawn with a curtilage boundary constructed of approximately 1.8m timber fencing.
- 1.3 The dwellings are positioned on a slight slope from south to north meaning No 95 is in a higher position within its plot to the neighbouring dwelling to the north No 97.

2 Planning History

APP/15/00935 - Dropped kerb to front of property plus hardstand., PERM,22/10/2015

3 Proposal

- 3.1 Demolition of existing extension and erection of two storey and single storey rear extensions. Velux window to north elevation.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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

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

(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 Following a site visit examples of development were present along London Road including No 97 (the dwellinghouse to the north) which has been extended at two storey to the rear. Therefore the works proposed to No 95 are considered to not be setting a precedent for the type of development proposed and can be considered acceptable.

7.4 The works are proposed to be mainly screened from the streetscene of London Road by the existing building. There would be a limited view from Latchmore Forest Grove to the north. The extension would be built using matching materials which should ensure the works to No 95 do not look out of place nor detract from the character of both the dwellinghouse and immediate area.

7.5 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

- 7.6 The works proposed to No 95 are considered to be large in size but a 10.5m garden depth would be retained to the rear which meets and accords with the Borough's Design Guide in order to achieve an acceptable amount of amenity space.
- 7.7 A first floor window is proposed to the rear elevation which would bring the proximity of a window closer to No 2 Summerhill Road. However the works would be set off the shared boundary by 10.5m with the two storey element set in further from the single storey rear extension. The angle and orientation of the window would ensure that No 2 windows are not directly over-looked. There would be some additional impact on the rear garden area in relation to overlooking, however given the retained gap to the common boundary it is not considered that the additional impact would be sufficient to warrant a refusal of planning permission. No objection has been raised to the proposed extension from No.2.
- 7.8 The works are proposed to be set off the shared boundary with No 93 London Road. Due to the incline No 95 is in a lower position to the neighbouring dwellinghouse to the south and as such the proposed ground floor window is considered to be adequately screened by the timber boundary in place. The first floor window is proposed to be for an en suite and this shall be conditioned to be fitted with obscure glazing and fixed shut to ensure no over-looking is caused as a result.
- 7.9 The works have the potential to impact light levels to the neighbouring dwelling however, the application site is located to the north of No.93, reducing the impact on light. The proposed extension is set off the common boundary and the windows in 93 (one of which is obscure glazed face the existing flank wall of No.95. It is considered that any additional impact would be limited and not significant enough to warrant a refusal of the application. It is noted that no letter of objection has been received from the neighbour regarding the proposal.
- 7.10 The neighbouring dwelling to the north is set down in its plot and extends past the current rear elevation of No 95 due to the two storey development that has been built. The works proposed to No 95 should not extend past the rear elevation of No 97 and due to the first floor extension being set in, should not cause a significant impact to the outlook of 97. No new windows are proposed along the side elevation of No 95 to ensure no over-looking is caused and both windows that have the potential to be impacted at No 97 are either served by other windows within the dwellinghouse or are obscure glazed. Therefore the impact caused is considered to be limited and acceptable. No concerns have been raised from the occupiers of the property.
- 7.11 Consequently, it is considered that the proposal would not appear overbearing or lead to unacceptable 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.

(iv) Parking

- 7.12 The proposed works to No 95 does not include the addition of a bedroom but an

extension to an existing one at first floor level. Therefore the dwellinghouse shall remain a three bedroom house and there shall not be a need to provide additional parking on site. Therefore the development accords with the Borough's Parking SPD and can be considered acceptable.

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/17/00259 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the side elevation facing No 93 and serving the en suite shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties 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 received 13.03 2017
Proposed Block Plan Received 13.03.2017
Proposed Elevation Plan Received 28.03.2017
Proposed Floor Plan Received 28.03.2017
Section Plan Received 28.03.2017

Reason: - To ensure provision of a satisfactory development.