
Site Address:	18 Gloucester Road, Waterlooville, PO7 7BJ		
Proposal:	Single and two storey extension to the rear elevation.		
Application No:	APP/17/00760	Expiry Date:	13/09/2017
Applicant:	Mr & Mrs Bellamy		
Agent:	Mr Davison	Case Officer:	Harriet Pitney
	iDraw Limited		
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached dwellinghouse located in the northern corner of Gloucester Road comprising elevations of brick construction (partially tile hung at first floor level) with a tiled pitched roof.

The property benefits from offroad parking for 2 vehicles within the dedicated parking area to the east of No.18 & 18a Gloucester Road. The streetscene of Gloucester Road represents a relatively staggered building line, whereby the adjacent neighbouring property (No.18a Gloucester Road) is set further back a significant distance from the application site.

The rear garden is laid to lawn and enclosed by a close boarded timber fence together with an established hedgerow. The boundary fence is of a reduced height to the western boundary, however additional screening is provided as a result of the hedgerow.

The area is residential in nature with a medium density of dwellings all of a similar age, style and design.

2 Planning History

None

3 Proposal

This application is for the erection of a part single and part two storey extension to the rear of 18 Gloucester Road.

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)

Havant Borough Local Plan (Allocations) July 2014

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The single storey extension is too close to the adjacent neighbours property. The proposed extension will be overbearing and restrict light to the nearest habitable room (kitchen). The proposed single storey extension will intercept the 45 degree line and beyond. This measurement has been taken from the nearest habitable room (kitchen) at its centre point. It is considered this rule was not evaluated at the time the plans for the extension were prepared. The plans were submitted to the Council's planning department before the adjacent neighbour had visibility of the plans.	Please see section 7 of the Officer Report. The Local Planning Authority can not require the applicant to share the plans with neighbours prior to the submission of a planning application. This therefore does not form a material planning consideration in determining this application.
The plans take into account shadowing as a result of the suns position. These plans appear to not take into account the loss of normal daylight that the single storey part of the extension would cause. The side aspect wall of the proposed extension that would flank the boundary measures 3.87 metres and between 2.9-3.0 metres in height. This wall of the proposed single storey extension would be perpendicular to the rear elevation and measuring from the outer edge of the nearest window	Please see section 7 of the Officer Report.

of my property is a space of 0.46 metres. This single storey extension would be overbearing, reduce light to the nearest habitable room by some margin and be considered an intrusive and unneighbourly development due to its bulk and proximity to my property.

The window nearest the proposed extension is the only source of natural light to the habitable room (kitchen). The wall would be built directly on the other side of the fence to the right. The maximum fence height in the photograph is 1.78 metres and the proposed single storey is between 2.9-3.0 metres in height.

The issue pertaining to Permitted Development is noted on the Shadow Plans stating that the 45-degree rule does not apply to Permitted Development. Currently Permitted Development allows a single storey extension that will be no greater than 3.0 metres from the rear wall of a semi-detached property. There is, however, a rule that permits larger extensions for semi-detached properties of up to 6.0 metres until May 2019.

As the proposed extension is planned to be 3.87 metres from the rear of the property the Permitted Development rights would be subject to Neighbourhood Consultation as it clearly falls within the 3.0 to 6.0 metre range. As there is no form submitted with this application that Notification of a Larger Home Extension has been considered this would suggest that the application does not fall within applicable planning laws relating to Permitted Development and it is subject to full planning permission approval.

Furthermore, I would consider that if the single storey extension is intended to be built as 'Permitted Development' the conditions stated within section A.4 of The Town and Country Planning Order 2015 have not fully been observed and therefore the development is not within scope of Permitted Development.

In reference to this planning application the 45-degree rule may be applied as this relates to full planning permission. Due to its siting on the boundary the proposed single storey extension crosses the 45-degree line. The two-storey extension of the application does not cause me any undue concerns.	
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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 The proposed extension would not be readily visible from the public realm or streetscene of Gloucester Road by virtue of its position to the rear of the application site. On this basis, it is not considered that the development would result in any impact which would be harmful to the character and appearance of the area or streetscene of Gloucester Road.

7.4 Notwithstanding the above, it is considered that whilst the proposed extension would result in a significant increase in bulk and mass to the rear elevation, the extension as proposed (particularly taking in account the part single, part two storey nature), has been designed so that it is clearly subservient to the main dwelling by virtue of the ridge height which has been set lower than the ridge height of the main dwelling and respects the existing built form, maintaining a distance of approximately 15 metres from the rear wall of the proposed extension to the rear boundary.

7.5 On this basis, it is considered that the design and appearance of the proposal is deemed appropriate in context to the main dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). 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

7.6 When considering the impact of the proposed extension on the neighbouring amenity of the adjacent residential properties, it is acknowledged that the proposed single storey element of the extension would result in some impact which could be considered harmful to neighbour amenity. Representations have been received from the adjacent neighbouring property in this regard.

- 7.7 It is important to acknowledge that the applicant could construct a single storey extension to a depth of 3 metres beyond the rear wall of the original dwelling, with a height of no more than 3 metres, utilising their Permitted Development rights and without the need for formal planning permission. Whilst the proposed extension to the rear exceeds these tolerances by virtue of the depth of the single storey element, it is noted that the proposed extension would only exceed a further 0.82 metres (approximate) beyond what its allowed for under Permitted Development, without the need for planning permission and therefore forms a material planning consideration.
- 7.8 The representations received from the adjacent neighbour raise concerns regarding the potential loss of light as a result of the single storey element. On this basis, the 45 degree light test was conducted in accordance with Havant Borough Council's Design Guidance which has revealed that the single storey element proposed to the rear would breach this guidance and would therefore result in some loss of light to the adjacent neighbouring property (No. 20 Gloucester Road). The two storey element of the proposal does not breach this guidance and would therefore not result in any loss of light to No.20. Having raised this with the agent, further information was submitted, primarily in the form of a shadow plan. The results of the shadow plan appear to indicate that No.20 Gloucester Road currently experiences overshadowing to the rear by virtue of the two storey nature of the main dwellinghouses. The information submitted does not show that this impact would be worsened as a result of the proposed extension. However, it is acknowledged that the single storey element would still have some impact on the morning daylight by virtue of the orientation of the property.
- 7.9 When assessing the potential loss of light of the current proposal in comparison to what can be undertaken via Permitted Development, it is not considered that the additional 0.82 metres proposed would worsen the impact to a greater extent than what could be constructed under Permitted Development. On this basis, whilst it is acknowledged that the single storey element of the proposal would result in some loss of light to the adjacent neighbouring property. Notwithstanding the above potential PD fall back, this application must be assessed on the current proposal, taking into account the layout, size and scale and assessing the existing boundary treatment. Overall on this issue, whilst acknowledging that the development would result in some loss of daylight, it is considered that by virtue of the size, scale, massing and the revised layout, which has moved the development back from the common boundary by approximately 0.2m, that the impact of the development on the amenities on 20 Gloucester Road would not be significant to justify a reason for refusal on this issue.
- 7.10 The neighbour at No.20 has also raised concerns regarding the additional bulk and mass as a result of the single storey extension, adjacent to the shared boundary, which would have the appearance of being overbearing and intrusive. As discussed above, the applicant could construct an extension right up to the shared boundary with the adjacent neighbour to a depth of 3 metres, with a height of 3 metres without the need for planning permission. Whilst it is acknowledged that the extension proposed exceeds these tolerances by virtue of the depth, it is not considered that the additional 0.82 metres in depth would significantly worsen the bulk and mass proposed. Furthermore, the extension has been pulled back from the boundary by 0.2 of a metre (approximate) to minimise the impact of this further. The height of the proposed single storey element meets the criteria for what could be constructed under Permitted Development. A timber fence with a trellis arrangement currently exists to the western boundary which does provide some level of screening from the adjacent neighbouring property (No.20), which also helps mitigate the impact of the development.
- 7.11 The adjacent neighbouring property to the east (No.18a) is set back from the building line and as a result the proposed development would not extend beyond the rear wall of this property. Furthermore, there are no windows within the western elevation of this

property therefore the proposed development would not result in any loss of privacy, outlook or appear overbearing to this property.

7.12 (iv) Parking

7.13 Whilst the number of bedrooms within the property is not proposed to increase, it is important to acknowledge that two offroad parking spaces can be accommodated at the property which complies with Havant Borough Councils Adopted Parking Standards.

(v) Source Protection Zone

7.14 The site is located within a Source Protection Zone, however, given the scale of the 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 proposed development is considered to be on balance from the assessment detailed above, with regard to the impact on the amenities of 20 Gloucester Road. However given this assessment the development is not considered to have a significant adverse impact on the character and appearance of the property, area or on the amenities of neighbouring properties to justify a reason for refusal, the proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00760 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:
Existing floor plans, elevations, block plan and location plan (Drawing No: 17.223.100)- received 13th July 2017
Proposed floor plans, elevations, block plan and location plan (Drawing No: 17.223.101)- received 13th July 2017
Model showing shadows and line of PD plan (Drawing No: 17.223.102)- received 12th September 2017
Reason: - To ensure provision of a satisfactory development.