
Site Address:	14 Hurstville Drive, Waterloooville, PO7 7NB		
Proposal:	Two storey rear extension and single storey side extension.		
Application No:	APP/17/00539	Expiry Date:	12/07/2017
Applicant:	Mr & Mrs Warnecke		
Agent:	Mr Gamblin	Case Officer:	Karen Wooden
	R & G Design		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a detached two storey house. The dwelling is of unusual design with a catslide roof, offering restricted first floor accommodation. Most dwellings along this area of Hurstville Drive are of this design, however, many have been adapted from the original design.

2 Planning History

02/64883/000 - Single storey front extension., PERM,21/11/2002
APP/16/00360 - Two storey rear and first floor side extension, PERM,08/06/2016

3 Proposal

Two storey rear extension and single storey side extension. An application for extensions was permitted in 2016, however this application seeks to make several alterations.

The initial plans submitted with this application showed a balcony to the first floor northern elevation. This was deemed unacceptable in terms of overlooking and subsequently an amended plan was received replacing the balcony with an obscure glazed window, and showing an additional window to the eastern elevation.

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)

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

5 Statutory and Non Statutory Consultations

County Ecologist

Initial comments:

The application is not accompanied by any ecological information and I have therefore undertaken my own desk-based assessment using online sources, the application documents and GIS mapping. The proposals will entail works to existing roof materials and any void below and therefore has potential to impact legally-protected species such as bats and birds, particularly so as the site is immediately adjacent to mature woodland which may increase potential for bats to occur. That said, the dwelling is relatively modern and appears to be in sound condition overall.

Initially, I would request some recent, good-quality photographs of the areas to be impacted. These should show features such as the dormer to the north, roof tiles, soffits and fascia. If photos are inconclusive, or demonstrate that potential bat roosting features are present, then I would recommend that the applicant commissions a Phase 1 ecological survey of the site.

Further comments:

The photographs show that the roof materials are in good condition and tight-fitting and that the soffit/fascia area is sound. On that basis I am content to state that further ecological investigation is not justified.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We would like to make it clear that we do not object in principle to the extension but we do object to any feature, ie the proposed first floor balcony or any similar feature that puts in danger the quality of the privacy in our home or garden.	See section 7

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 The first floor extension to be sited over the existing tandem garage is the only element of the proposal that will be visible from the streetscene. The property is set approximately 12m back from the streetscene. Other properties within Hurstville Drive have been altered in terms of design and materials, including the property north of the application site, and therefore it is not considered that the proposal would have a significant visual impact on the character and appearance of the area.

- 7.4 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

- 7.5 The proposed first floor extension will be sited adjacent to No.16 Hurstville Drive. This property, which is located to the north of the application site, benefits from a first floor extension over the garage, to which there are no windows in the southern elevation. The proposal the subject of this application is showing there are to be 5 windows to the north elevation, however these will be facing the flank wall of the neighbouring property and therefore will not result in overlooking of any amenity space. The original application included a balcony, to which the occupiers of No. 16 objected in terms of loss of privacy. Subsequently an amended plan has been submitted, removing the balcony and replacing this with an obscure glazed window. The occupiers of No. 16 have been notified of these alterations to which no objection has been received.

- 7.6 The amended scheme shows the addition of two windows to the southern elevation, which face towards No. 12 Hurstville Drive. The windows will be located approximately 7m from the boundary line. The properties are separated by fencing and natural screening. A site visit was carried out to No. 12 to assess the possible impact, whereby the occupiers raised no objection. When taking into consideration the orientation and distance between the two properties, the location of the outdoor patio area to No. 12, and the existing screening, it is not considered that the proposal will result in a significant impact to the occupiers of the neighbouring property.

- 7.7 The property back onto woodland, and therefore there are no properties to the rear.

- 7.5 Consequently, it is considered that the proposal will not 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:

- 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site/block plan - received 17.05.17
Amended existing floor plans and elevations -Terry amended 066.8 b

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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 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 on the first floor on the eastern elevation shall be fitted with 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.