
Site Address: 243 London Road, Waterlooville, PO8 8DD
Proposal: Ground floor rear extension, 4 Juliette balconies and balcony to front off landing area, and additional windows and roof lights.
Application No: APP/17/00492 Expiry Date: 03/07/2017
Applicant: Ms Mears
Agent: Mr Collins Case Officer: Daphney Haywood
 ConstruX (UK) Ltd
Ward: Hart Plain
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

No.243 was constructed as one of two bungalows that mirror each other in design and is located at the north eastern end of the three bungalows that faced this part of London Road, and adjoining the rear garden of single storey dwellings fronting Hart Plain Ave. No.239, 241 and 243 London Road are all set back from highway with deep front gardens and located centrally within their respective plots.

Planning permission has been granted for alterations and extensions to the property which raises the roof and forms a two storey dwelling with first floor living accommodation. Work on this development has commenced and is at an advanced stage.

2 Planning History

APP/14/00839 - First floor extension to allow living accommodation incorporating raised roof height., PERM,17/10/2014
APP/16/00949 - Application for Non-material changes to Planning Permission APP/14/00839 relating to roof lights, windows, doors, infill panels and solar panels., REF,10/10/2016
APP/16/01046 - Application for non-material change to Planning Permission APP/14/00839 relating to additional windows to lobby and rear shower room, main window design alteration, Velux roof lights to rear face and solar panels to front face., PERM,25/10/2016

3 Proposal

Ground floor rear extension, 4 Juliette balconies and balcony to front off landing area, and additional windows and roof lights. The plans have been amended to change 4 of the originally proposed 5 balconies to Juliette balconies and only the front balcony off the landing has a useable sitting out area.

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

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Loss of privacy from balconies to dwelling and its garden.	see section 7
Development is out of context as neighbouring properties are bungalows	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 revised details would accord with the character of development now under construction and 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

- 7.4 The Juliette balconies have been designed so as not to allow siting out in order to maintain privacy. The balcony off the landing is set off the boundaries and considered to be sufficiently distant from neighbouring properties so as not to adversely impact amenities. The proposed second floor side windows would be obscure glazed to a height of 1.7m above floor level and the window in the front elevation would over look the front garden, and as such the windows are not considered to result in loss of privacy and addresses the concerns raised in the representations.
- 7.5 The proposed rear extension is of modest size and at 4.2m deep and set off the boundary is not considered to result in loss of amenity, subject to obscure glazing to the south west boundary adjacent no. 241.
- 7.6 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and neighbours amenities 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/17/00492

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

OS location plan drg no 01 Rev B
Block plan drg no 02 Rev E
As built drg 11/01-1/76 Rev J
Proposed views and plans drg 11/01-1/77 rev G

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the ground floor or any extension hereby permitted the windows in the south west elevation facing 241 London Road 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows at first floor and above on the south west and north east elevations 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.