
Site Address:	78 Mill Road, Waterlooville, PO7 7DA		
Proposal:	Two storey side extension.		
Application No:	APP/16/01318	Expiry Date:	01/03/2017
Applicant:	Mr J Morgan		
Agent:	Mr D P Manns	Case Officer:	Emma Chisnall
	D M Designs		
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 78 is a two storey end of terrace dwelling situated within the centre of Mill Road in Havant. The dwelling is constructed of red brick walls with concrete tiles used for the roof. The amenity space to the front of the dwellinghouse is moderate in size and is mostly hard-surfaced for the provision of parking two cars. The curtilage boundary to the front consists of 1.6m timber fencing which increases in size to 2m along the west (side) boundary. The amenity space to the rear of No 78 is adequate in size and is used as lawn. The curtilage boundary to the rear is constructed of a mixture of 1.8m and 2m timber fencing with hedging and trees in position within the neighbouring dwellings boundary to the rear.
- 1.2 No 78 is set in from the curtilage boundary to the west by approximately 4m which is mirrored by the neighbouring dwelling No 76 creating a strong visual gap between the dwellings. This is increased further by a pathway which also runs between the dwellings, separating and increasing this visual gap further.

2 Planning History

None

3 Proposal

- 3.1 Two storey side extension to accommodate a ground floor space with a master bedroom with en suite at first floor level.

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

Arboriculturalist Comment

No adverse comment in regards to the 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: 5

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 No 78 is situated at the end of a terrace block which contains dwelling houses which are in a similar rhythm of development along Mill Road. Originally it was considered that the proposed development disrupted this pattern and that the works did not appear subservient to the host dwelling which had a significant impact to the character of the area and of No 78. Plans have since been amended to address both these concerns by setting the extension back from the front elevation by 1m and in from the rear elevation in order for the works to appear in line to the existing pattern of terraces in Mill Road. Although the works maintain the original ridge height it is considered that this reflects the existing ridge line to the east of No 78 and therefore should not look out of place nor detract from the character of the area. The result of this is that the development appears subservient to No 78 and as such addresses the original concerns of the proposal significantly enough for the works to be considered acceptable.

7.4 Materials are proposed that are matching to that of the existing which should help ensure the works proposed to No 78 are in keeping to the host dwelling.

7.5 The design and appearance of the proposal is considered 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 Due to the position of No 78 within its plot and that it is set off the western curtilage boundary by approximately 4m it is considered there is adequate amenity space available at the dwellinghouse to accommodate a two storey side extension whilst leaving an acceptable amount of amenity space available to the residents.
- 7.7 As the development will be set in from both the front and rear elevations it is considered the neighbouring dwelling to the east of No 78 should have its amenity levels protected as the development would be mostly screened by the existing host dwelling of No 78.
- 7.8 The development will include two windows in position along the rear elevation one at first floor for an en-suite and the other at ground floor. No 32 Beresford Close is in position to the rear of No 78 Mill Road however the distance between the dwellings exceeds 21m which is the distance stipulated in the Havant Borough Design Guide required between first floor windows in order to ensure over-looking and privacy levels are maintained and protected. Due to this distance being achieved it is considered the development would have a limited and acceptable impact to No 32 Beresford Close and can therefore be considered acceptable. It is also noted that there is adequate screening between the dwellings through a combination of 2m fencing and hedging and trees.
- 7.9 The neighbouring dwelling to the west is considered to be set adequately away from the works in order for amenity levels to be protected. No windows are proposed along the side elevation facing No 76 and as this will face a blank wall of the neighbouring dwelling there is considered to be no immediate adverse impact caused as a result of the development.
- 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.

(iv) Parking

- 7.11 It is noted that the development will create an additional bedroom at No 78 turning the dwellinghouse from a three bedroom property to four. The plans submitted indicate that three parking spaces will be accommodated on site to the front amenity space which is considered to meet the requirements stipulated in the Council Parking Standards SPD and can therefore be considered acceptable subject to a condition to ensure their appropriate provision.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/16/01318 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 Prior to the extension hereby permitted being brought into use parking for three cars shall be provided with a porous surface.

Reason: To ensure the provision of adequate on site parking having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

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

Block Plan Unique Plan Reference: p2b/126750/174396

Proposed Block Plan Unique Plan Reference: b90b/126750/174393

Existing and Proposed Floor, Elevation Plans: Drawing No Morgan 01A

Revision B A0

Reason: - To ensure provision of a satisfactory development.