

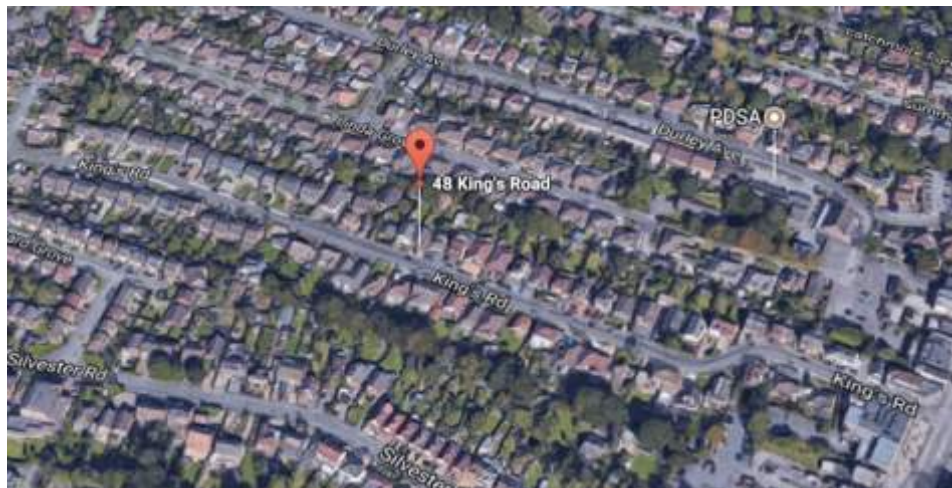
Statement of Case for:

Site Address: 48 Kings Road,
Cowplain, Waterlooville, PO8 8UR.

Applicant: Mr & Mrs Banks

LPA Ref: APP/17/00294

Date: 23rd July 2017



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The Site and its Surroundings



The property comprises a two-storey detached house of plain brick and part tile hung elevations under a tiled roof.

There is vehicular access to the front and a good sized private rear garden.

There is a very varied mix of property styles and sizes in this part of Kings Road including detached bungalows, semi-detached and detached houses.

There are no particular architectural features or local distinctiveness to properties in the road.

It is situated in an accessible and sustainable location close to local amenities and transport links.



The Proposal

Is for a two-storey rear extension; first floor side extension to include alterations to existing roof and a pitched roof over existing flat roofed garage.

At present, there is a sun lounge extension off the rear kitchen diner and this will be demolished so that the kitchen diner can be extended as shown on the application drawings. There will be bi-fold glazed doors giving access to the garden. This will greatly improve the ground floor layout of the accommodation.

At present, the first-floor accommodation comprises three bedrooms and a separate bathroom. The new extension and reconfiguration of the first floor accommodation will provide four good sized bedrooms, one with an en-suite and the existing bathroom will remain.

Reasons for Refusal

The Local Planning Authority has given the following reasons for refusal and I would like to comment as follows.

The proposed extension is of excessive depth adversely affecting the outlook from, and light available to and detrimental to the amenities of the occupier of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant



The site is situated in an urban area where the principle of development is acceptable.

I think it is significant that there have been no objections from either the owners of No. 50 Kings Road or other neighbours notified about the application. It would therefore appear that the neighbours do not agree with the council's decision that the proposal would adversely affect outlook and light available to No. 50 Kings Road.

As shown on the application drawings the 45-degree line just clips the edge of the first-floor extension and I consider that the siting of the extension will not be significantly harmful to the outlook, light or amenity of No. 50 Kings Road.

The council refer to the extension as being of excessive depth, however the proposal will project about 4.3 metres into the rear garden, which will still leave a rear garden of about 25 metres, which is large by today's standard and more than adequate to provide amenity for a family house.

The adjacent houses also have long rear gardens so their outside amenity will not be affected by the proposal.

Having regard to the orientation of properties and the siting of the proposed extensions, I do not consider that the proposal will adversely affect sunlight, daylight or overshadowing to any other neighbouring properties.

The proposal makes good use of the space available to the side and rear of the property, and Paragraph 58 of the National Planning Policy Framework states that planning decisions should aim to ensure developments optimise the potential of the site to accommodate development.



The proposed extensions to the property will provide a layout more suitable for modern day family living requirements. The National Planning Policy Framework under 'Core Planning Principles' states that developments should:

- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

There is a varied mix of architecture styles, sizes and types of properties in this part of Kings Road with no particular local distinctiveness.

The front elevation of the property appears at present rather plain and unbalanced and the proposed alterations will provide a cohesive design that visually improves the front elevation of the property. The bulk of the extensions are to the side and rear, therefore not largely visible within the Kings Road street scene.

The rear elevation will also be visually improved with a more balanced pitched roof and sleek modern full-length glazing units to the ground floor replacing the existing conservatory.

It is considered that the design overall provides elevations that are better proportioned and will greatly improve the visual appearance of the property overall.

Planning Policies

In their decision notice the Local Authority state that the proposal is considered contrary to Policy CS16 of the Core Strategy and the adopted Design Guide 2011. I would therefore like to comment upon those as follows.

Local Plan Policies

Policy CS16: High Quality Design

As already stated I consider that the existing plain and unbalanced design will be greatly improved by the proposed alterations to provide a building that is more visually attractive.

The internal layout of the property will be greatly improved to provide good sized adaptable four-bedroom accommodation more suited for modern family day living requirements than the existing layout.

It is not considered that there will be any significant loss of sunlight, daylight, outlook or overshadowing by virtue of these proposals, therefore neighbour amenity is respected.

With regard to this document it is considered that the proposal is a well-integrated cohesive design that will improve rather than detract from the existing appearance of the property.

The Design Guide cannot cover every eventuality in detail and therefore each application should be decided on its merits and the affect it has on the area and residential amenity.

The National Planning Policy Framework

The council also state that the proposal is contrary to the NPPF, although they have not indicated which policies contained in the framework that it is contrary to.

I set out below the NPPF Policies that I consider to be relevant to this application.

Core Planning Principles

Paragraph 17 states that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

Section 6: Delivering a Wide Choice of High Quality Homes

Paragraph 49 states housing applications should be considered

in the context of the presumption in favour of sustainable development.



Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including buildings, public and private spaces and wider area development schemes.

Paragraph 58 states decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- Are visually attractive as a result of good architecture and appropriate landscaping.*

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.



Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

Energy and water saving measures will be incorporated in the build.

Materials will be sourced locally from sustainable sources where possible.

Site waste will be kept to a minimum and carefully managed.

There will be no extensive demolition or excavation works.

The property is in a sustainable location close to local amenities and transport links.

The proposal will have no adverse effect upon the local environment.

Conclusion

I summarise below the appellant's grounds of appeal and rebuttal of the council's reasons for refusal.

- ✓ It is significant that there have been no objections from either No. 50 Kings Road or any other properties.

- ✓ The well-integrated design will greatly improve the visual appearance of the property.

- ✓ The proposed extensions are not excessive in size, particularly in relationship to the amount of garden area that will be left with the property.

- ✓ The proposal is considered compliant to relevant local plan policies.

- ✓ It is considered to be sustainable development in accordance with the guidelines of the National Planning Policy Framework.

- ✓ There will be no harm to the local environment.

- ✓ The layout and design respects neighbour amenity.

- ✓ There will be no significant loss of outlook to No. 50 Kings Road.

✓ The orientation of properties means that there will be no significant loss of significant daylight or overshadowing to adjoining neighbour's properties.

