
Site Address:	3 Wallis Road, Waterloo, PO7 7RX		
Proposal:	Two storey side extension and rear conservatory.		
Application No:	APP/17/00469	Expiry Date:	28/06/2017
Applicant:	Mr Meads		
Agent:	Mr C Curnow	Case Officer:	Emma Chisnall
	Thorns - Young Ltd		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 3 Wallis Road is a large two storey development situated on level ground and constructed of a mixture of facing brickwork at ground floor, white render at first floor and concrete tiles for the roof. The dwellinghouse faces north and to the east is separated from the neighbouring properties by a private access road which runs the length of the plot. A detached garage is positioned to the west side of No 3 with a moderate area of amenity space to the front which is hard-surfaced to accommodate another car onsite. The remaining amenity space is laid as lawn and as an open curtilage to Wallis Road.
- 1.2 To the rear No 3 has a generously sized amenity space which is laid as lawn. Two trees are present within the curtilage boundary with two more along the boundary to the south. The curtilage boundary surrounding No 3 to the sides and rear is a mixture of 2m timber fencing with approximately 3.5m hedging running along the west boundary.

2 Planning History

None

3 Proposal

Two storey side extension and rear conservatory.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer:

No arboricultural objection following the report and plan from Johnson Consultancy. If permission is given then the works should be conditioned in line with the Arb Report.

Ecology Officer:

The site is within 50m of a Protected and Notable Species of Pipistrelle Bat.

Planning Officer Comment: Although the works proposed to No 3 are considered to be large in size the overall development is considered to not significantly impact the protected and notable species of Pipstrelle Bat. This is due the distance that they are set away from No 3 and that the works involve an extension to the side and rear and not alteration to the existing roof and loft space. Therefore the development can be considered acceptable.

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: 3

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) Trees

(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 3 Wallis Road is proposing to develop a two storey extension to the west side elevation with a single storey extension to the rear. The works proposed to the rear shall be hidden from the public realm and not viewable from Wallis Road and is therefore considered to not have a significant impact on the character of the area.

7.4 The two storey element of the proposal is considered to be large in size and shall

contain a garage, utility and cloakroom at ground floor with a lounge proposed at first floor. The streetscene however along Wallis Road contains larger scale developments in the form of the nursing home opposite and surrounding residential properties which should ensure that the works to No 3 do not look significantly out of place. It is also acknowledged that No 3 is positioned in a large plot that can accommodate the proposed works without the streetscene looking cramped or crowded.

- 7.5 Amendments have been made to the design of the development following pre-application advice that reduce the height of the development and change the fenestration and garage door to be in keeping to the existing in terms of design, size and position. These improvements are considered to achieve a subservient appearance on No 3 reducing the mass and bulk and ensuring that the features within the extension match that to the existing dwelling. Coupled with being built in matching materials to that of the existing it is considered that impact caused by the larger scale development is reduced sufficiently enough to accord with the requirements of Policy CS16 of the HBLP (Core Strategy) with the scheme not resulting in a significant adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 No 3 is separated from the dwellinghouses opposite and to the east by the highway and a private access road. The works are therefore considered to be sufficiently away from these developments to ensure the impact caused is limited and acceptable
- 7.7 Although the development is considered to be large in size the works are set off the shared boundaries marginally and leave adequate amenity space to the rear which at the smallest point is approximately 10m, meeting with guidance in the Havant Borough Design Guide.
- 7.8 The development has the potential to impact No 3a Wallis Gardens which is the neighbouring dwellinghouse to the west. Following a site visit to Wallis Road it was noted that No 3a is north facing and has a garage in place along the east curtilage boundary which should provide some screening from the development. A window and conservatory are in place along the east side elevation of No 3a but this should be set off from the works by approximately 10m and as one of the rooms is served by a window along the north elevation it is considered the impact to the outlook from No 3a would have a limited and acceptable impact.
- 7.9 The design of the development attempts to reduce the impact caused to No 3a further by having the works set down from the existing ridge height and not being the full depth of the existing dwelling which should ensure light levels are not significantly impacted reaching No 3a. The side elevation facing No 3a does not include any windows or doors and only has two rooflights proposed within the roof slope which shall be slanted away from the neighbouring dwellinghouse which should prevent any over-looking and a loss of privacy. Therefore it is considered that on balance the impact caused to No 3a is not significant enough to warrant a refusal of planning permission and can be considered acceptable.
- 7.10 The single storey element proposed to the rear of No 3 is set in sufficiently from the shared boundary to the east and is considered to be screened sufficiently from the high level timber fencing which should ensure the works do not result in a significant adverse impact to neighbouring dwellings.
- 7.11 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) Trees

- 7.11 A tree report was submitted alongside the application on the 19th June which clearly identifies the trees potentially impacted by the development and the mitigation measures proposed to ensure little to no harm comes to them prior, during and following the development. This has been received and accepted with no objections by the Arboricultural Officer pending the report being followed and adhered to. Therefore it shall be conditioned with the decision to sure that the report submitted by Johnson Consultancy and the mitigation measures contained within it are carried out.

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/17/00469 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 car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development must be undertaken in accordance with the arboricultural report dated 19.06.2017 and tree quality assessment plan supplied by *Johnston Tree Consultancy*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan Licence Reference: O11118657

Block Plan Licence Reference: O11118658
Proposed Floor and Elevations Plan: Drawing No 1019 17 1 Rev B
Arboricultural Report and Tree Quality Assessment Plan: Received via email
on the 19.06.2017

Reason: - To ensure provision of a satisfactory development.