
Site Address:	61 London Road, Widley, Waterlooville, PO7 5AQ		
Proposal:	2 storey rear extension and bi-fold doors to front elevation.		
Application No:	APP/17/00066	Expiry Date:	26/04/2017
Applicant:	Mr Hurley		
Agent:	Mr Anderson	Case Officer:	Tina Pickup
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

61 London Road, Widley is a detached dwelling located on the western side of London Road where the land is much higher than the road. There is only pedestrian access via shared steps up the embankment on the western, London Road frontage, which serves 61, 63 and 65 - (its a right of access across land owned by 63). Vehicular access to the site is taken via a private drive off Highland Avenue that runs along the rear of the properties fronting London Road. The application site has a double garage and hardstanding area sufficient for several cars at the rear. The dwelling has an old lean to style, 2.2m deep, conservatory across the majority of the rear elevation.

The dwelling is a 1960's style red brick dwelling beneath a shallow pitched roof - the first floor of the 'front' western elevation has red tile hanging. The dwelling is sited between 2 older style substantial detached dwellings. The rear elevation of No 63 to the north is set marginally behind the rear elevation of the application site with a 1.8m high close boarded fence on the boundary. No 63 has the closest windows at both ground (kitchen) and first floor (bedroom) set some distance in from the edge of the dwelling. The garden of No 63 is overgrown. No 59 to the south has a flat roofed single storey extension to the rear with 1.8m high close boarded fence on the boundary.

2 Planning History

None

3 Proposal

2 storey rear extension and bi-fold doors to front elevation.

The application proposes a full width two storey rear extension that would be 3m deep with the ground floor extending out an additional 1m ie 4m in total. This would have a central gable roof with window at second floor level. The eaves line would align with the main dwelling.

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)
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

Southern Water

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. The conditions associated with the buildover/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will required to be submitted by the applicant. Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. Request Informative added.

Suitable provision for disposal of surface water required. No development or tree building within 3m either side of public sewer; no new soakaaways within 5m.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
1. It seems the applicants have not consulted their title deeds. The two small scale maps shown on the pdf showing the existing plan are incorrect. I enclose a copy of the plan which was enclosed with the title deeds of the previous owner - discrepancies at both eastern and western end. 2. Also enclose a copy of the title deeds to 61 London Road showing	corrected red line sought & application re-validated

various covenants eg right to light and air. Whilst the air might not be affected, the light blocked by a 3000mm extension, with an overall height equal to the ridge height of the current roof would be substantial In the winter months, no direct sunlight would reach my kitchen window, and at other times of year when the sun is higher it would be delayed by a number of hours. The north wall of 63 is about 2m distant from my south wall, and the increased height of the west elevation by the addition of a gable would obviously have a shading effect. Covenants also prevent any commercial use, but noticed lots of cars and wonder if he is trading as a car dealer? Bi-fold doors in front elevation aswell as front doors seems unusual. Proposal will break existing building line. I also note that 13: Biodiversity Conservation questions have all been answered in the negative. But my garden managed to encourage the maximum biodiversity - any undisturbed, vegetated area will gradually acquire a diverse biota. If this scheme goes ahead, it will have only a marginal effect on my garden but the biodiversity value has been made without any assessment, just an evaluation by someone who doesn't even know what biodiversity means.	covenants private matters extension in built up residential area would not normally affect local biodiversity
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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 siting of the dwelling at the top of a well treed embankment is such that the site cannot readily be seen from the London Road. Therefore the introduction of bi-fold doors on the east/front elevation will not be visible from any public viewpoint. The bulk of the extensions are to the rear, west, and therefore also not visible from the public area. The site is of sufficient size to accommodate an extension of this size without compromising the character of this residential area. The design is sympathetic to the host dwelling with aligned eaves line and matching materials.
- 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 An additional plan has been submitted showing the 45 degree lines from the 4m single storey extension. Due to the orientation and presence of the extension at No 59, the proposed rear addition is unlikely to have any adverse impact on No 59. With respect to No 63 to the north, the proposed two storey extension will have some impact - there will be some additional overshadowing to the garden area, but in terms of internal rooms, this dwelling has a kitchen window set some distance in. As such the proposal does not technically breach the 45 degree guide. From an internal inspection, it is unlikely that the 2 storey element would be visible from the kitchen window and direct sunlight to the room would be mainly unaffected - possibly in winter when the sun is lower there may be some loss of sunlight. The design of the extension uses a hipped roof away such that the roof will slope away from the side boundaries, minimising bulk and impact from the side.
- 7.6 It is also noted that the garden of No 63 is so overgrown (for biodiversity reasons as the owner is an ecologist) that the presence of the shrubbery already limits the light into the dwelling. On balance it is considered that the proposal will not materially reduce the current amenity levels enjoyed by the neighbour at No 63 and is therefore acceptable.
- 7.7 Consequently, it is considered that the proposal is unlikely to be materially overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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 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/17/00066

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

Existing Plans, Location Plan & Block Plan Drawing No GA-16/06/001 rev A

Proposed Plans Drawing No GA-16/06/002

Proposed Elevations Drawing No GA-16/06/004

Reason: - To ensure provision of a satisfactory development.