
Site Address: 32 Galaxie Road, Waterloo, PO8 9AR
Proposal: Double storey rear and front extension with glazed roof section to accommodate new living and sleeping area.
Application No: APP/17/00286 Expiry Date: 11/05/2017
Applicant: Mr & Mrs Lewis
Agent: Mrs Coetzer Case Officer: Karen Wooden
 Concept 55 Consulting Ltd
Ward: Cowplain
Site Visit Date: 19/04/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a link-detached, two storey dwelling of slightly unusual 1960's design and layout, in a suburban area. It is one of a cluster of similar style dwellings, some of which have been altered from the original design
- 1.2 The garages of the application site and the property to the north are linked.
- 1.3 The property is constructed of brown bricks with timber cladding the front elevation at first floor level, and has a cat-slide roof sloping down to the north.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Double storey front extension and single storey rear extension, with glazed roof section, to accommodate new living and sleeping 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
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Comment received relating to the originally submitted application. We are quite happy with this extension in principle we are not however so sure about having the North Elevation wall (the wall of North bedroom fig. 8) being all dark Blueberry bricks. Could the North facing wall have small frosted windows set in to it at the bedroom level or this is not permissible perhaps some wood cladding of a similar style to the West facing wall and also above the garage roof, we will discuss this with the Lewis's and yourselves during the site visit. The plan is also incorrect as it shows the build as if it were a detached property were in fact it is link detached. The downstairs WC and garage share a common wall; can we also have some sort of guidance as to how close to the boundary the build will be to provide access for maintenance of the property and light for our house number 34 Galaxie road	The scheme was considered unacceptable as originally submitted, and therefore an amended scheme was submitted.
Comment received relating to the amended application From our point of view this design is a vast improvement on the previous design however we would still prefer the house to only be extended on the front (West Aspect) as our single storey extension to our house	The revised plan is considered appropriate in terms of design and impact. Addressed in Planning Considerations below

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 two storey element of the revised plan will be visible from the public realm, however, the property is set back from the highway by approximately 8.5m, and will be set back from the existing garage by approximately 0.8m.
- 7.4 The adjoining property to the north benefits from a single storey front extension which extends level with their garage. Due to the curve in the road, the application site is set further back from the highway than the property to the south (30 Galaxie Road).
- 7.5 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

- 7.6 The two storey rear extension as submitted on the original plan was deemed to result in an unacceptable impact on the neighbouring property (No. 34 Galaxie Road) in terms of scale, mass and bulk. The amended scheme has removed the two storey element and replaced with a single storey rear extension. The roofline of the rear extension is to be a continuation of the existing catslide roof, which will minimise the impact on the occupiers of No. 34 Galaxie Road.
- 7.7 The proposed rear extension includes the addition of obscure glazed rooflights on the northern elevation. It is considered that these would have a lower impact on the occupiers of the neighbouring property than the current first floor window.
- 7.8 There are no windows proposed to the southern elevation of the front extension, ensuring no overlooking into the property to the south. Due to the proposed extension being north of this property, it is not considered that the extension would have a significant impact on light.
- 7.9 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.

8 Conclusion

- 8.1 The scale, siting and design of the amended 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

(A)

(B) for the following reasons/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:

Amended existing and proposed elevations (Rev D3)
Amended site and location plan (Rev D3)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.