
Site Address: 3 Furze Way, Waterloooville, PO8 9DL
Proposal: Single storey front extension and single storey flank side extension to bungalow.
Application Type: Full Planning Permission
Application No: APP/24/00367 Expiry Date: 11/07/2024
Applicant: Ms Adams
Agent: Russell Case Officer: Robert Riley
D84 Architects Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a single storey bungalow located in Cowplain. The application site features a front and rear garden, with parking to the side of the dwelling. The dwelling features masonry to form its external walls and brown concrete tiles in a pitched hip designed roof.
- 1.2 The application site is in an area that would be considered both urban and residential with the character of the street featuring primarily bungalows with rendered, cladded and brickwork designs in evidence.

2 Planning History

- 2.1 No relevant history

3 Proposal

- 3.1 There are 2 elements being proposed at the application site:
- Single storey front extension to serve kitchen with a maximum approximate height of 4 metres a proposed depth of approximately 3.7 metres and a proposed width of approximately 4.6 metres
 - Single storey flank side extension to bungalow to serve utility room and toilet with a maximum approximate height of 2.4 metres a proposed depth of approximately 5.6 metres and a proposed width of approximately 1.3 metres

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)

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

Councillor Andrew Briggs
No comments received

Councillor D Keast - Cowplain
No comments received

Councillor Neil Bowdell - Cowplain
No comments received

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: 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

(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

Character and the streetscene

- 7.3 The proposal would be readily visible on the streetscene with regards to both the single storey front extension which would feature a gable design and single storey side extension with a flat roof design.
- 7.4 With regards to building lines, the proposed front extension will protrude a further 3.9 metres forward of the existing front of the dwelling, with regards to this, officers do note that it would be prominent in its immediate locality due to the fact it extends past the existing building line of the street. However, it is noted that both Nos 6 and 5 feature front extensions, it is noted that the front extension at No.5 would feature a similar depth to this proposed extension. Regarding No.5 Furze Way, it is considered that this front extension may promote a more symmetrical look with neighbouring No.5. With regards to this, officers are satisfied that this front extension would not be unduly prominent upon the streetscene and therefore in keeping.
- 7.5 With regards to a potential terracing effect, it is noted that the side extension would go right up the boundary, with regards to this, however, this would replace an existing side extension of the dwelling, and would be modestly sized with regards to width and height and would therefore have an acceptable impact in this regard and is not considered to unduly increase a terracing impact upon the street.
- 7.6 With regards to the host dwelling, the front extension would feature a pitched gable roof design and would be single storey nature and features a significantly lower ridge line than the main dwelling, and would therefore be considered subservient and in keeping with the existing dwelling. Furthermore the side extension would feature a limited width and height and would not be significantly bigger than the existing side extension to the dwelling. With regards to the host dwelling, the extensions are therefore considered in keeping and subservient.

Materials

- 7.7 The external walls would match the existing dwelling, furthermore the roof materials would match the existing roof with the front extension and the flank side extension in an email dated 14/6/24 and uploaded on 19/6/24 was stated to feature flat roof standard grp membrane, these materials are considered acceptable with regards to the host dwelling.
- 7.8 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

- 7.9 To the western and eastern sides of the application site are properties at No.5 Furze Way and No.1 Furze Way. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the location, nature and scale of the works, properties to the front and rear of the application site are considered to be acceptably impacted. Furthermore, as the agent confirmed in an email uploaded on 25/5/24 that the bathroom window to the rear of the side extension would feature obscure glass, officers are satisfied that all new fenestration would face the public realm, and that overlooking impacts would be acceptable.

No.5 Furze Way

- 7.10 The side extension proposed for No.3 would be shielded by the existing dwelling, and would not impact No.5 Furze Way. The proposed front extension, due to a proposed separation distance from No.5's curtilage of approximately 9 metres and featuring only front fenestration facing the street's public realm is considered to acceptably impact No.5.

No.1 Furze Way

- 7.11 With regards to overlooking, the agent agreed for the bathroom window to the rear to be conditioned to be obscure glass if permission was forthcoming. In light of this, with all proposed fenestration facing the public realm, officers consider this dwelling to be acceptably impacted with regards to overlooking, furthermore it would remove fenestration with regards to the proposed side extension in comparison to the existing side extension. With regards to overshadowing and a sense of overbearing, officers note that the side extension would replace a side extension of a similar scale, in light of this, officers consider the modest increase of size to be considered acceptable due to the proposed modest height and that it would replace a similarly sized extension. With regards to the front extension, officers note that at the closest point of the proposed front extension that it would feature a 5 metre separation distance, with regards to the modest height of the extension with a pitched gable design and that it any overshadowing would impact the driveway of No.1, officers consider that the dwelling would be acceptably impacted by the proposal.
- 7.12 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00367 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:

Drawing Number: 8424_12/01.P1: PROPOSED BLOCK PLAN: Uploaded 12/5/24

Drawing Number: 8424_12/05.P1: EXISTING FLOOR PLAN ELEVATION AND SECTION AA: Uploaded 12/5/24

Drawing Number: D8424_12/010 P4: PROPOSED ELEVATIONS FLOOR PLAN AND SITE SECTION AA: Uploaded 12/5/24

LOCATION PLAN: Uploaded 16/5/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, hereby permitted the window serving a bathroom on its rear elevation on the plans hereby approved shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.