
Site Address: 5 The Glade, Waterlooville, PO7 7PD
Proposal: Proposed open front porch, single storey rear extension, raise roof to create additional first floor accommodation.
Application Type: Full Planning Permission
Application No: APP/24/00062 Expiry Date: 26/03/2024
Applicant: Mr and Ms Chandler and Swyer
Agent: Mrs Wells Case Officer: Joseph Toole
 Applecore PDM Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

5 The Glade, Waterlooville, is a detached chalet bungalow to the west side of The Glade. The property comprises of sand mixed brickwork, red clay detailing and concrete roof tiles. Vehicular access is from The Glade with parking to the front.

The property is located within a residential area with a mixture of chalet bungalows and two storey properties.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve a front open porch; a single storey rear extension following the removal of the existing conservatory to be used as a kitchen/dining/lounge and utility room with a width of approximately 10.4 metres, a depth of approximately 4 metres and a flat roof with a height of approximately 2.8 metres and 3.7 metres including the top of the rooflight. Furthermore, the roof would be raised approximately 0.3 metres having a different pitched design, increasing the bulk of the first floor of the property on the sides with significantly raised eaves lines to front and rear.

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

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

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: 18

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) Parking matters

- (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 proposed works would have sand mixed brickwork to match the main dwellinghouse with dark grey/black Spanish roof tiles to create a modern contemporary design. This is considered to have an acceptable impact on the character and appearance of the area.

- 7.4 Part of the proposed works would be visible from the street scene in the form of the porch and raised roof. Whilst the proposed porch would extend out beyond the front of the property it is considered to be of appropriate size not to have an adverse impact upon the main dwellinghouse and the character of the area. Although the ridge height of the property would be raised, due to its modest increase in height and being considered to have a similar appearance to No.3 The Glade directly to the south it is not considered appear out of keeping with the character of the area. The proposed increase in bulk of the dwelling at first floor level, would use the existing footprint and as such is on balance considered acceptable given the mixed nature of the building types in The Glade which include a mix of full two storey and chalet style dwelling types. Due to the proposed single storey extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.
- 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 proposed porch would extend out towards the front and the proposed first floor walls would also be extended up to an increased eaves height. Although the first floor front windows would extend out further than existing, due to the separation distance from the properties opposite and by the fact they would face out onto the highway and front gardens of the properties opposite it is not considered to have an adverse impact on overlooking.
- 7.7 On the north side facing No.7 The Glade the application property's first floor area would be increased to the front and rear. As the property does not extend further out beyond the front or rear of No.7 it is not considered to have an adverse impact on the front and rear of the neighbouring property. There is a side ground floor window within No.7 facing the side wall of the application site. This is a high level obscure window and due to its position in the middle of the property it is already overshadowed by the existing wall of the application site and as such the increase in bulk is not considered to exacerbate the issue on this side. In terms of the proposed single storey rear extension, as it would only extend out slightly further than the existing rear wall of No.7 it is not considered to have an adverse impact on the loss of light or outlook to warrant a refusal. Whilst there is a side window within No.7's rear extension, as this is high level and obscurely glazed it is not considered to have an unacceptable adverse impact on loss of light or outlook. It is also worth noting there are no side windows within the proposed extension.
- 7.8 On the south side facing No.3 The Glade the property's first floor area would be increased to the front and rear with and increase in eaves height. Although the application property is set further forward than No.3 due to its separation distance from side walls of approximately 2.5 metres the proposed roof bulk it is not considered to appear overbearing or result in the harmful loss of outlook/overshadowing to the front windows of No.3. As No.3 extends further to the rear than the property the first floor increase would not have an adverse impact on the rear windows of No.3.

It is also worth noting that the only side window at No.3 (within the original dwellinghouse) is high level and obscurely glazed thus not considered to have an adverse impact on the neighbouring occupiers. In terms of the proposed rear extension as it would not extend out beyond the existing rear wall of No.3's rear extension it is not considered to appear overbearing or result in the harmful loss of outlook or overshadowing to No.3. No.3 does have side windows within the conservatory facing the shared boundary of the application site. Due to the existing 1.8 metre high fencing already limiting the outlook on this side and as there are other windows and doors on the west and south sides of the conservatory it is not considered to have an adverse impact on the neighbouring occupiers of No.3.

- 7.9 To the rear there would be bi-folding doors and a window on the ground floor within the proposed rear extension. This is considered to create similar views to that already established on site and would be screened by the existing boundary treatment, thus not considered to cause harmful overlooking to any surrounding properties. At first floor level there would be three windows within the new first floor area serving an en-suite, bathroom and bedroom respectively. The windows serving the en-suite and bathroom are considered to be obscurely glazed thus not considered to cause harmful overlooking to the surrounding properties. The bedroom window would be closest to No.7. Whilst this would increase the overlooking on No.7 it is considered to create views expected within the context of a residential area and would be partly blocked by the single storey rear extension at No.7. Furthermore, a rear dormer could be placed within this roofspace creating similar views to that proposed here under permitted development, as such having a 'fall back position' of being constructed without formal planning permission. Finally the separation distances to properties in Ferndale from the proposed first floor windows are in excess of 30m and significantly the Havant Borough Design Guide separation requirements of 24m (two storey to single storey). Overall, it is not considered to cause sufficient overlooking to warrant a refusal.
- 7.10 Consequently, it is considered that the proposal will 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.

(iv) Parking matters

- 7.11 The proposed works would continue to provide 3 bedrooms therefore 2 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. Whilst the proposed porch would take out some of the possible parking area within the front driveway there is still sufficient car parking space on site to accommodate 2 car parking spaces, thus complying with Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD.

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/24/00062 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:

Location Plan
Site Location Plan
Block Plan
Proposed Floor Plans and Elevations - PG.8174 23 02 REV L
Planning Statement

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.