
Site Address:	13 Wallis Road, Waterloo, PO7 7RX		
Proposal:	First floor extension over existing garage.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00820	Expiry Date:	12/10/2022
Applicant:	Mr Hoyland		
Agent:	Mr Ralph	Case Officer:	Tina Pickup
	JM Ralph Associates		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached two storey dwelling located on the south side of Wallis Road, on the corner with Priory Gardens. It is constructed of red brick beneath a shallow pitched concrete tiled roof and features gable ends with a forward gable projection fronting Wallis Road. The property has an attached single storey side projection to its western side that comprises a study & utility and double garage. This side addition extends some 8.4m from the two storey element of the house and is set back by 0.5m from the front facade.
- 1.2 This western end of Wallis Road is characterised by relatively spacious detached dwellings and notably to the immediate west of the application site are 2 particularly substantial plots and older style dwellings. Number 15 to the west is set in a back location and has a long private drive that runs adjacent the garage of the application site, with intervening dense hedge on the shared boundary. The land south of Wallis Road falls away slightly such that number 15 is slightly lower than the application site, as is the tighter knit development in Priory Gardens.
- 1.3 The curtilage of the application site is 'L' shaped which wraps around an outbuilding in the front garden of 15 Wallis Road. As such the existing single storey side addition and garage of number 13 sits very close to the shared boundary with number 13 i.e. within about 1m.

2 Planning History

None relevant

3 Proposal

- 3.1 First floor extension over existing garage.
- 3.2 The original submission and description of development included a balcony to rear. During the course of determining this application amended plans have been submitted omitting the balcony and hence the description of development has been updated.
- 3.3 It is now proposed to add a first floor above the full width of the existing side garage, which would have a lower ridge and eaves line than the main dwelling, with a hipped roof at its end. It would be set back from the front of the garage by 1.3m with sloping roof provided across the front of the garage. Within the rear, south, elevation would be

just one window that would serve a bathroom and is annotated as being obscure glazed with top hung opening at minimum of 1.7m above floor level. Roof lights are proposed in both the south and west roof slope. The proposed materials would be black stained timber cladding which would also be applied to the first floor of the eastern section of the main dwelling. Render would be applied to parts of the ground floor elevations.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

[n/a](#)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Map provided of sewers - within Wallis Road and eastern edge of site serving Priory Gardens.

Exact position of the public surface water must be determined on site by applicant in consultation with SW before layout is finalised.

100mm public surface water sewer requires 3m clearance for future maintenance; no new development or tree planting within 3m; no new soakaways, swales, ponds etc within 5m; all existing infrastructure should be protected during construction.

If any sewer found during construction then must be investigated.

Formal application required for any new connection to the public foul sewer

Surface water should be discharged in accordance with hierarchy of part H3 of Building Regs

Officer Note

The proposed extension is first floor only at the western end of the site - it would not affect the sewer at the eastern end of the site

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 - 1 of support; 1 letter of objection on the original plans and 1 on the amended plans

Comment	Officer Comment
Support:	
I believe the property improvements will give a modern look to a 45+ year old house which is in keeping with the current changes most are shifting to. We are happy with the proposed as although there is a glass screened area to the rear of the new extension it's not overlooking private seating area's so it's unlikely you'll be over looked.	Noted
Objection to original scheme:	
Proximity of extension to boundary creating overbearing effect and loss of outlook balcony results in loss of privacy and direct overlooking to private amenity space scale, height, width and design will dominate existing dwelling and appear incongruous in the street scene. extension only 1.5m from shared boundary with window and balcony directly overlooking private amenity space; clear line of sight between; impact exacerbated by fact that site higher than affected property. Front of affected dwelling has habitable windows and would be overlooked by rear windows and balcony resulting in loss of privacy; inability to enjoy living space and garden area also conflicts with Human Rights of occupiers; use of balcony will introduce activity, particularly at weekends and during fair weather; un-neighbourly form of development in this tranquil residential environment. development not subservient and will dominate and be oppressive, harming outlook.	Noted and generally agreed - hence amended plans - see section 7

Contrary to policy CS16 clauses 1 (e) and (c).	
Objection to revised scheme: repeats many of the points in the original letter but adds that whilst bathroom window could be obscure glazed, due to its large size and ability to be opened, provides little protection to the neighbour. The perception of being overlooked would remain, as well as actual ability for overlooking; although roof set lower than the main ridge and includes a hip it still extends 8.5m across the whole width of the garage and would dominate this space. It still cannot be considered subservient; use of dark timber cladding will create an oppressive and incongruous addition that is out of keeping with the dwelling and alien within the street scene as well.	Top hung only at 1.7m - see section 7 below See section 7 re impact on neighbouring amenity see section 7 on character of area

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) Other 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 application site is fairly prominent on a corner site in a mixed character area, with both traditional dwellings and some that have been modernised (in particular number 40 has extensive contemporary glazing). The revised plans have overcome the original concerns about dominance and mass and bulk in street scene terms by lowering the ridge of the side extension and including a full hip. Whilst it is still a large addition, being some 8.4m in length, the host dwelling has a ridge line of some 10.5m and with the hip, the ridge of the proposed extension is reduced to 5m. The extension is also set back further from the front elevation creating a sloping roof above the garage, further making the first floor recessive. The revised plans are considered proportionate to the host dwelling and has significantly reduced the silhouette and mass and bulk of the addition which is considered to now read as an appropriately

subservient extension.

- 7.4 It is also noted that in street scene terms the dwelling has a spacious setting, benefiting from the gap of Priory Gardens and the access drive to number 15 and significant separation to number 17. Therefore the proposed side addition would not appear cramped and would retain the spacious setting of the site.
- 7.5 Third party comments note the proposed use of black stained timber as being overly oppressive and incongruous to the street scene. However it is proposed to balance the appearance of the dwelling with the addition of some cladding to the eastern end, with render applied to the ground floor areas beneath, and the central gable projection left as brick work. It is considered this mix and balance of materials would result in a more contemporary visual appearance that would not be inappropriate to the mixed character area.
- 7.6 Overall, the design and appearance of the revised proposal is deemed appropriate in context to the main building and the street scene, 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

- 7.7 The existing garage is sited tight to the site's curtilage but because it is only single storey it is well screened from number 15 by a boundary hedge and fence and number 15's own single storey outbuilding. Therefore currently, from the front curtilage of number 15, despite the fact that the land rises and the site is on slightly higher land, it is only the top of the roof of the garage that can be seen. The front curtilage of number 15 extends to some 30m and is mainly lawned and there is a table and chairs close to the house indicating that this area is used for private sitting out. Because this frontage is so well screened by high hedges it is an enclosed and private space.
- 7.8 As originally proposed the first floor side addition included two opening doors onto a 1.7m x 8.4m balcony, the use of which would have enabled a direct line of sight into number 15's private space. The unusual siting and relationship of the curtilage of the application site with number 15 would have resulted in the proposed extension and balcony being immediately adjacent the neighbours curtilage with a resultant direct loss of privacy and amenity, contrary to policy CS16.
- 7.9 Therefore amended plans have been received removing the balcony and all habitable windows from the rear, south elevation. In addition the silhouette of the proposal has been reduced with the lowering of the ridge and addition of hip. The revised plans now only include one window in the rear, south, elevation, which serves a bathroom and is proposed to be obscure glazed with top hung opener set at a minimum of 1.7m above internal floor level. It is considered that these revised plans would adequately mitigate the previous loss of amenity concerns. There would be no opportunity for any direct line of sight from any habitable window in the rear, south elevation. An obscure glazed top hung window at 1.7m would be sufficient to prevent occupiers from having any view of the frontage of number 15. Whilst it is accepted that the window's very presence could lead to a perception of being overlooked, in fact there would be no actual overlooking arising from the amended proposal.
- 7.10 The proposed roof lights would be set within the ceiling at a minimum height of 2.5m such that only views of the sky would be possible. Provided it is conditioned that no

additional windows are inserted into this rear elevation, then it is considered that the privacy of the neighbours at number 15 can be adequately protected.

- 7.11 It is accepted that the mass and bulk of the proposed side extension will be visible from number 15, and the slight slope would exacerbate its presence. Objection has also been made to the use of black timber cladding as being oppressive. It is however noted that the side extension has been reduced in profile to be appropriately subservient, and the use of the full hip minimises its bulk. The separation from the front of number 15 is some 38m and therefore in terms of outlook the proposed extension would not be overly dominant and only marginally affect the view of the skyline from number 15. The use of black timber arguably would make the proposal less dominant than a bright white render for instance, and could give the appearance of a more rural building. Given the separation then the proposed materials are not considered to be harmful to the outlook or amenity of the neighbour.
- 7.12 Overall it is considered that the revised proposal will not 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Other matters

- 7.13 The property already has 4 bedrooms and this would enlarge an existing bedroom rather than create an additional bedroom. As such the existing parking arrangements on site, which include a double garage and frontage parking, are adequate to serve the extended development.
- 7.14 The additional floor space is only about 40sqm so would not be CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the revised 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/22/00820

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

Site Location Plan, Proposed Plans & Elevations - Drawing Number

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the rear, south, elevation of the extension hereby permitted without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of number 15 Wallis Road, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 as amended, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the south elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.