
Site Address:	8 Olivia Close, Waterloooville, PO7 8LN		
Proposal:	First floor side extension and rear dormer window.		
Application No:	APP/21/01080	Expiry Date:	15/11/2021
Applicant:	C/o Agent		
Agent:	Mr Quantrill	Case Officer:	Selina Donophy
	Architectural Services		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey semi-detached dwellinghouse and attached by the garage to the north, located on the west side of Olivia Close, Waterloooville. This property has been extended to the front and side at single storey level featuring a cat slide roof slope and a pitched roof to the main roof slope. The elevations are formed from brickwork and to the front is a paved hardstanding with parking space for 2 vehicles.

2 Planning History

02/67211/000 - Single storey side extension, PERM, 16/05/2002

3 Proposal

First floor side extension

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)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (v) CIL

(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 This proposal comprises a first floor side extension with a pitched roof and pitched roof dormer window to the rear. The extension would be sited above the existing single storey extension and would have the same width and a depth set back from the front elevation by approximately 0.9 metres. The ridge height would be set down by approximately 0.2 metres. The extension would create bedroom located towards the front and ensuite towards the rear. The ensuite would be served by the rear elevation dormer window with a pitched roof and the bedroom would be served by an additional front elevation window. Proposed materials include facing brickwork to match existing.
- 7.4 The proposed extension would not add to the footprint of the property although would reduce the gap between no 8 and the neighbouring dwelling. Due to the relatively modest scale of the extension and set forward this is not deemed to result in unacceptable harm to the streetscene and as there are a range of housing design and layout styles in the immediate area, therefore the loss of space between the properties is judged not to result in a precedent to the character of the area . The design is judged to be generally in keeping with the existing dwelling and those in the immediate surrounding area. The proposal is not judged to appear overdeveloped or out of keeping with the host dwelling.
- 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 To the south of the application site is no 7 Olivia Close- the extension would be located to the other side of the dwelling and therefore the proposal is unlikely to impact the amenity of no 7.
- 7.7 To the north of the application site is no 9 Olivia Close. No 8 is set forward of no 9 and no 9 has a landing window on the side elevation facing back towards the application property at first floor level. This window is not deemed to be harmfully impacted by the proposal. Towards the front there is a garage at ground floor level separating the properties and adjacent to that is a first floor bedroom window at no 9. A 45 degree line has been taken from the mid point of this window and the extension would come close to the 45 degree line which is used as an overshadowing rule of thumb as shown in the Havant Borough Design Guide . There is already some element of overshadowing on this window from the existing building line and the extension is not deemed to significantly exacerbate the existing situation and on balance is not deemed to result in harmful additional overshadowing to this window at no 9 which would remain adequately lit from sun to the south and west.
- 7.8 Consequently, it is considered that the 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 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

- 7.9 This proposal would result in 3 bedrooms at first floor level which is no increase from existing. No additional on site parking allocation is therefore required.

(v) CIL

- 7.10 This proposal would not result in over 100m² additional floorspace so this is not CIL liable.

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/21/01080 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:

008 Location and block plans
007 Proposed elevations
005 Existing and proposed roof plans
004 Proposed first floor

Reason: To ensure provision of a satisfactory development.

- 3 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.