Site Address: 12 Pinetree Gardens, Waterlooville, PO8 8AE
Proposal: Proposed double storey side extension and single storey rear extension; gray cladding to replace the green tiles and cream render to the front and side elevation.
Application No: APP/16/00788 Expiry Date: 26/09/2016
Applicant: Mr Ross
Agent: Case Officer: Emma Chisnall
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Pinetree Gardens is a semi detached dwelling situated on sloped ground from east to west. The area is characterised with dwellings that are similar in style, size and design all of which have a dormer along the front and back roof elevation. This similarity gives a uniform appearance along the road which is only broken by the bungalows which are situated to the west of No 12, that are smaller in size, constructed of different materials and are on a lower level due to the slope in the ground.

No 12 is constructed of a mixture of materials including red brick, green tile hanging on the dormer and concrete tiles on the roof. The dwelling has extended to the side previously at single storey and to the front the amenity space is moderate in size and evenly split between hard-surfacing and lawn. No 12 has the space to accommodate at least two cars on site not including a garage which is built into the internal space.

To the rear the dwelling has a moderately sized amenity space which is a mixture of timber decking and lawn. The decking has been built up in areas so some is raised and much higher than ground level.

2 Planning History

None

3 Proposal

Proposed double storey side extension and single storey rear extension.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

None

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: 5

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) Impact upon the character of the area
(iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of the development is considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

No 12 have submitted a design that is considered to create a modern appearance and provide an attractive uplift to the dwelling. It is noted that within Pinetree Gardens there is a uniformity in design between the dwellings and the proposed changes will alter this and potentially create a precedent for similar changes on the other dwellings. However it is considered that the changes proposed to No 12 (although setting a precedent) would not be a harmful change to the streetscene and character of the area. The proposed grey cladding will replace the green tile hanging on the dormer and surround of the garage and is considered to be a neutral colour and to be in keeping to the original house. Therefore it is felt that it should not appear obtrusive nor visually harmful within Pinetree Gardens Road.

The render proposed to the front and side elevations is also considered visually acceptable but it is noted that this would be the first dwelling within Pinetree Gardens to render the lower floor which would go against the uniformity of the brick design

within the road. Although this is considered to detract some character from the streetscene this material change is considered to constitute a traditional finish (proposed in a cream colour) that will mellow over time and as such would not cause significant harm. Therefore the materials are considered to be acceptable.

There is considered to be adequate space between No 12 and the neighbouring dwelling for the proposed side extension and as the proposed works are considered narrow in size and will not project forward of the front elevation (nor the rear) it is felt the extension would not appear bulky or obtrusive. Following a site visit it was noted that other dwellings have built up to the boundary line and forward of the front elevation. It is therefore felt that the works proposed to No 12 would not look out of place nor detract significant character from the area. The design includes leaving a pathway along the side of the extension which will help reduce the visual impact of the extension to No 12 and the streetscene.

The works proposed to the rear of No 12 will be hidden from the public realm and would therefore not be viewable from the streetscene which should protect and maintain the character of No 12. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

The proposed extension will bring the side elevation of No 12 in closer proximity to the bungalow situated to the west but due to the distance maintained by the pathway that will run along the side of the extension and that the bungalow itself is set adequately away from No 12 within its plot and is separated by amenity space and a garage, any impact is considered limited and acceptable and therefore on balance the development can be considered acceptable. Due to the position of the works on No 12 it is felt that light levels should remain protected and that privacy levels would be maintained as no new windows are proposed along the side elevation.

The works proposed to the rear of No 12 are single storey and involve the installation of large windows along the rear elevation. This is considered to not cause significant harm as it will create an outlook directly along the rear garden space and there is an acceptable distance between the proposed extension and the neighbouring dwelling to the rear. Although decking is in place this will be removed and the extension will be built on ground level to the same height as the existing single storey rear extension.

It is noted that a side window is proposed along the extension which will create an outlook into the amenity space of No 12 and potentially to the rear amenity space of the neighbouring bungalow. However as the extension is single storey and would be adequately screened by the shared curtilage boundary fence it is felt that the harm caused is minimal. It is also noted that this element of the proposal is likely to fall within permitted development rights and would therefore be permitted to be built without planning permission. Therefore the development is considered acceptable.

8 Conclusion

No 12 Pinetree Gardens has adequate amenity space for the proposed two storey side and single storey rear extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00788 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable excluding the cladding proposed for the front and rear dormers, garage and rear extension. Excluding the render proposed to the front ground floor elevation of No 12.
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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Elevations Plan: Drawing No MDX-12-0001 Received 01.08.2016
Proposed Elevations Plan: Drawing No MDX-12-0001 Received 01.08.2016
Proposed Elevations Plan with Detail: Drawing No MDX-12-0001 Received 01.08.2016
Existing Layout Plan: Drawing No MDX-12-0001 Received 01.08.2016
Proposed Layout Plan: Drawing No MDX-12-0001 Received 01.08.2016
Existing and Proposed Layout and Site Plan: Drawing No MDX-12-0001 Received 01.08.2016
Reason: - To ensure provision of a satisfactory development.