
Site Address: 32 Fairmead Walk, Waterloooville, PO8 9AL
Proposal: Extension to roof to provide accommodation within roofspace with roof lights to both side elevations; single storey rear extension.
Application No: APP/16/00088 Expiry Date: 22/03/2016
Applicant: Mr & Mrs Stirling Team: Team 2
Agent: Mr Bessant Case Officer: Rachael McMurray
 Jimmy Bessant Architecture
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 32 Fairmead Walk is located in residential cul de sac in Waterloooville. It comprises a detached bungalow with hipped roof of brick and tile construction. There is driveway and small garden to the front of the property. The rear garden is enclosed by a 1.8m high fence and there is a raised deck to the rear of the dwelling.

2 Planning History

None

3 Proposal

Build up of the hipped roof to gable ends at the front and rear and new roof light windows to side roof elevations. Single storey rear extension of 4.5m depth with flat roof and roof lantern.

4 Policy Considerations

National Planning Policy Framework

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water:

Please include standard informative to devise that a formal app is required to connect to the public sewerage system. Also if any sewer is found during construction works, applicant must contact SW for further advice and investigation.

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: 4

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1 x objection

Summary:

- The new side door could cause potential noise disturbance and any new external lighting could also shine into side bedrooms within No. 34.
- The extended roof could result in loss of light.

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 the design and impact upon the streetscene
- (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.

(ii) Appropriateness of the design and impact upon the streetscene

The proposed design would result in a chalet style bungalow with accommodation in the roof space. Similar developments have been carried out within the immediate locality in the form of dormers and other roof extensions. The build up of the hipped roofs to gable ends, but with no increase to the ridge height would result in a clean and well balanced design which would not have a harmful impact on the character or visual amenity of the streetscene.

The rear extension would be slated roof but would include a roof lantern feature which enhances the design. This would extend across the width of the rear elevation. Adequate amenity space would remain within the rear plot. The extension would have a render finish which would match with the existing.

The proposal would result in an increase to 3no. bedrooms and a study. This requires the dwelling to provide three on site parking spaces. This can be achieved and is demonstrated on DN: 01 (proposed site plan)

(iii) Impact upon residential amenity

Concerns have been raised from the occupier of No. 34 with regards to the proposed side entrance door on the south west elevation in terms of potential increased noise and light pollution. However whilst this concern is acknowledged, the proposed door could be inserted without the need for planning permission.

Concern has also been raised that the roof build up to the front of the dwelling would result in a loss of light to the side facing windows in No. 34. However, No. 32 is angled slightly away from No. 34 and as such, a degree of light to the side facing windows would still be retained.

The rear extension would be positioned 4m off the shared boundary and is not considered to have an adverse impact on the amenity of the neighbouring properties.

8 Conclusion

Overall the proposal is considered to be acceptable and accords with Policies CS16 and DM13 of the Local Plan. As such the application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00088 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise stated on the application form received on 26 January 2016.
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 shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and location plan - DN: PL.76.16 - 01

Proposed elevations - DN: PL.76.16 - 04
Proposed floor plans - DN: PL.76.16 - 02

Reason: - To ensure provision of a satisfactory development.