
Site Address:	30 Galaxie Road, Waterloooville, PO8 9AR		
Proposal:	Two storey rear infill extension.		
Application No:	APP/21/00973	Expiry Date:	13/10/2021
Applicant:	Mr Davey		
Agent:	Mr Broggan	Case Officer:	Julie Terzoudis
	Fingerprint Studios Architects		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a two-storey, semi-detached 1960's property, located at 30 Galaxie Road, within the neighbourhood of Waterloooville. A significant front setback for the dwelling is incorporated, with an open grassed garden, attached single garage and on-site parking forward of the garage. The existing attached garage has undergone historic internal reconfiguration and currently presents as a storeroom and utility area.
- 1.2 Pairs of similar two-storey semi-detached dwellings in the same style dominate the character of Galaxie Road. The connection of the semi-detached dwellings within the road is facilitated through shared garage party walls. Numerous extensions and adaptations of varying design and scale have taken place upon properties within the street to expand and modernise.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for a two-storey infill extension with a footprint of approximately 35 square metres, to facilitate a media room on the ground floor and a master bedroom with en-suite on the first floor. A matching roof height and pitch to the existing roof is proposed. The front of the dwelling would present with a double gable roof form (with the existing catslide design retained).
- 3.2 The proposed extension would be finished with brick, concrete roof tiles and white and anthracite grey uPVC windows and doors to match the existing dwelling.
- 3.3 Six rooflights are also proposed, with two on the existing south-western roof slope, three on the proposed southwestern roof slope and a single rooflight on the north-eastern roof slope of the extension.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain
No comments received.

Councillor D Keast - Cowplain
No comments received.

Councillor Narinder Bains - Cowplain
No comments received.

Developer Services, Southern Water
Any new external works proposed within the standoff distance of public apparatus the applicant will be required to contact Southern Water. Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

Portsmouth Water Company
Thank you for consulting Portsmouth Water on this application – we have no adverse comments to make on this application from a groundwater quality protection perspective.

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: 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) Highways safety and parking

(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 provide an efficient extension to the property in order to accommodate the needs of a growing family, whilst making reference to and remaining sympathetic to the existing character of the dwelling.

7.4 Despite the proposed extension incorporating a roof height equivalent to that of the existing dwelling, the setback from the front of the dwelling, and open nature of the presentation of the dwelling to the public realm, would ensure there would be no impact to the existing character of the streetscene.

7.5 The proposed matching materials to the host dwelling, would support the fusion of the extended elements into the design of the main dwelling.

7.6 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

7.7 The removal of the existing ground and first floor windows on the southwestern elevation would improve upon the existing fenestration arrangement and remove overlooking from the side elevation towards the neighbouring dwelling to the south-west.

7.8 A long narrow first-floor window is proposed on the north-eastern elevation of the extension, which may introduce an element of overlooking towards the rear private amenity space serving the neighbouring occupiers at No. 32 Galaxie Road. To ensure no perceived or actual overlooking is introduced, a condition would be applied to any approval requiring the first-floor window to remain obscured in perpetuity.

7.9 The proposed extension would not project beyond the rear elevation of the host dwelling by an unacceptable level, avoiding any significant reduction in the existing light levels received by the neighbouring habitable rear elevation windows to the south-west. No overshadowing or overbearing impacts would be experienced by the neighbouring dwelling to the north-east of the site.

- 7.10 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) Highways safety and parking

- 7.11 The existing dwelling is a three-bedroomed property. The proposal development would result in a four bedroomed dwelling which would normally require the provision of a minimum of three onsite parking spaces in accordance with Havant's Car Parking SPD.
- 7.12 The application proposes to retain the single garage building and serving driveway set within the front garden, although it is acknowledged that the internal dimensions of the garage no longer function as a parking space. The submitted Design & Access Statement shows the existing driveway to be of double car width, and with a depth of 10m the element to the front of the principal gable elevation existing could be said to be capable of accommodating 2 spaces in tandem.
- 7.13 Although there would be an increase in bedrooms, there would not be a reduction in the on-site parking available, and 3 spaces could, on balance, be accommodated within the plot, meeting the parking standards required under the Havant Car Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/21/00973, 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:

Design and Access Statement 1217 - Rev 01
Ex Plans, Elevation & Ordnance Drw. No. 100 Rev. 1
Pro Plans, Elevation & Ordnance Drw. No. 101 Rev. 1

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the north-eastern elevation of the extension 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.