
Site Address:	Lovedean Cottage, 59 Rowlands Avenue, Waterloo, PO7 7RT		
Proposal:	Two storey rear extension, single storey rear extension and raised deck, also front entrance porch.		
Application No:	APP/15/00287	Expiry Date:	13/05/2015
Applicant:	Mr & Mrs N Emms	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style property with an attached garage and balcony over the existing rear extension. It has a brown tiled pitched and barn hipped roof and elevations of red multibrick with beige stone cladding to the front. There is open vehicular access to the front which has a concrete drive, paving slabs and grass with a 1 metre high brick wall to the front and fencing to the eastern and western boundaries. The house is at a higher level than the rear garden which mainly consists of grass with an outbuilding to the rear and is accessed from a raised patio. There is a 1.8 metre high fence and trellis to the eastern boundary, a 1.8 metre high fence reducing to 0.9 metres to the western boundary and the southern (rear) boundary is obscured by the existing outbuilding.
- 1.2 There is an east/west incline in the road, the property to the west which is of a similar design is at a lower level and the detached bungalow to the east is at a higher level. A detached bungalow lies opposite the site and the rear gardens of properties in Jubilee Road are to the south (rear). The area is of medium density with a mixture of two storey detached and semi-detached houses, bungalows and chalet bungalows of different ages, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a front porch and canopy, a two storey and single storey rear extension and raised decking to the rear. The porch is 1.7 metres in depth, 3.15 metres in width with a pitched roof of 2.5 metres to the eaves and a ridge height of 4.5 metres incorporating the extension of the mono-pitched roof of the existing bay window. The rear addition is an extension of the main roof providing additional first floor accommodation with a depth of 4.8 metres together with a single storey addition of 3.9 metres in depth and 6.85 metres in width. The roof extension is a continuation of the existing with a ridge height of 6.8 metres and the single storey element has a flat roof with a lantern to an eaves height of 3.1 metres and a maximum height of 3.6 metres. The timber decking is 0.6 metres high enclosed by 0.9 metre high balustrading, projecting 2 metres from the rear extension and extending back to the

rear wall of the garage.

The application has been amended, by enlarging the rear extension and deleting side facing dormer windows. Immediate neighbours were renotified.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Design Guide SPD 2011

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comments, although it is recommended condition D45 be added to provide and retain three parking spaces.

Arboriculturalist

No adverse 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: 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 streetscene
- (iii) Effect on neighbouring properties

(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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 Part of the proposed rear extension and the new porch would be visible from the public realm. The proposal would result in a generous addition to the property, however it is considered that this can be adequately accommodated within the extent of the site. Regarding the roof extension, the plans originally submitted included the provision of shallow-pitched roof dormers to the east and west elevations extending to the existing ridge height. The adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide recommends dormers should not dominate the roof of the existing building and should have pitched roofs with slopes in keeping with the existing roof. The applicant was advised that the size of the proposed dormers would dominate and greatly alter the shape of the roof and that the proposed roof slopes did not match the existing roof which would detract from the main gable-fronted design. Amended plans were subsequently submitted removing the dormers and extending the roof depth (first floor extension) to the rear by an additional 1.5 metres.

7.4 It is therefore considered that the amended proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

7.5 The proposal will increase the number of bedrooms at the property from three to four, consequently triggering the need for three off road parking spaces to be provided. The parking plan provided adequately demonstrates this requirement.

(iii) Effect on neighbouring properties

7.6 No objections were received for the proposal which is situated on a good sized plot. There is one window in the western roof slope, however this has been conditioned to protect the privacy of the neighbour at number 61. Due to Permitted Development rules (GPDO 2008 & 2015) any future additional windows in the roof slopes of the extension would have to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, to alleviate the possibility of overlooking. There is a side window in the eastern elevation of the neighbouring property at number 61, however the existing building is already in the line of sight of this window, as would be the extension, also the 4 metre distance between the properties and the roof design would result in a degree of impact which is unlikely to be so significant to warrant a refusal. The windows in the western elevation of the single storey element of the development would be partially screened and are deemed to be a reasonable distance from the eastern elevation of number 61.

7.7 The height of the proposed decking adjacent to the western boundary could be perceived to result in overlooking of the garden of number 61. A condition is therefore recommended to increase the height of the boundary treatment in order to maintain the

privacy of this neighbour.

7.8 Regarding the neighbour at number 57 Rowlands Avenue, the 3 metre distance between the properties is less than that of the neighbour at number 61, however this property is upslope at a visibly higher level. The roof extension element of the proposal would project approximately 3.7 metres beyond the rear wall of number 57, and the single storey element a further 3.9 metres. There are no new windows in the roof and one window at ground floor which will be partially screened. The effect of the proposal is more finely balanced at this property than at no. 61, but taking into account the above, it is considered the impact is acceptable.

7.9 The design of the roof which pitches away from the neighbours would lessen the impact of the development being overbearing. The existing balcony over the single storey rear extension has been removed by the amended plan, with a Juliet balcony being installed in the southern gable end of the property, lessening the existing extent of overlooking.

7.10 It is deemed that the proposed new porch would have minimal impact on the neighbouring properties.

7.11 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent to the application site and the surrounding properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00287 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development shall not be brought into use until a minimum of 3 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 rooflight window at 1st floor level in the west elevation of the building on drawing number 010215PL3a hereby approved shall:-

(i) be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2012.

- 5 Prior to the construction of the raised deck hereby approved, a scheme for maintaining the privacy of the neighbouring property at number 61 Rowlands Avenue shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented concurrently with the construction of this decking and permanently maintained 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 2012.

- 6 At no time shall the flat roof of the single storey rear extension hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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 2012.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

1: 1250 scale Location plan

Dwg No. 090514PL1 Existing elevations plan

Dwg No. 010215PL2 Existing floor plans

Dwg No. 010215PL3a Proposed elevations

Dwg No. 010215PL4a Proposed floor and roof plans

Dwg No. 010215PL5a Proposed street scene and section plan

Dwg No. 010215PL6a Proposed parking plan

Reason: - To ensure provision of a satisfactory development.

