
Site Address:	40 Burnside, Waterlooville, PO7 7QG		
Proposal:	Erection of first floor extension over existing garage including modification to entrance porch area		
Application No:	APP/16/00691	Expiry Date:	31/08/2016
Applicant:	Mr & Mrs Pulleyblank		
Agent:	Mr Tomes	Case Officer:	Bee Crawford
	Tomes Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and attached garage. It has a brown tiled pitched and hipped roof and elevations of red multibrick and cream render. The site is level and open to the front and east with a tarmac drive, parking area and grass and a 1 metre high wall to the western boundary. The rear garden is mainly laid to lawn with a patio area, enclosed by 1.8 metre high fencing to the east and south and a 1.2 metre high fence to the west.
- 1.2 The adjoining two storey semi-detached property is to the east, two storey semi-detached properties are to the west and opposite and the rear garden of a property in Meadway is to the rear. The area is of medium density with two storey semi-detached properties of a similar age and similar and different styles and design.

2 Planning History

08/73290/000 - First floor side extension, permitted 22/10/2008, not implemented.

3 Proposal

- 3.1 The proposal is for the construction of a first floor extension over existing garage and rear utility room including modification to entrance porch area.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway Authority has no adverse comment on this application. I suggest that the Planning Authority condition three car parking spaces.

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: 8

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 The proposed extension would be visible from the public realm, the property being around 6 metres away from the highway. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that first floor extensions should be set back from the building line, have a lower ridge height and recommends two storey/first floor side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The proposal is to continue the first floor over the existing garage and rear utility room and a new front canopy and is virtually identical to the scheme which was permitted under 08/73290/000 on 22 October 2008. The existing distance between the western elevation of the application site and the eastern elevation of the neighbouring property is approximately 1.4 metres, which would be retained as the extension does not extend beyond the side elevation of the existing garage. It is considered there would be no merit in reducing the height of the ridge and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line.

- 7.5 The development, together with the existing rear extension, would result in a generous increase to the original volume of the property, although it is considered that the addition can be comfortably accommodated within the extent of the site. It is also noted properties in the immediate vicinity benefit from similar additions.
- 7.6 It is therefore judged that the 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.

(iii) Effect on neighbouring properties

- 7.7 The proposed first floor side and rear extension is to the western elevation of the property, situated approximately 1.4 metres from the property boundary. There are no side windows in the extension and the property at number 38 has a similar extension, together with a sizeable single storey rear extension, part of which extends approximately 6 metres along the shared boundary. As a result, the first floor extension will not have an impact on this neighbouring property in terms of being overbearing or resulting in a loss of light or outlook.
- 7.8 The rear element of the first floor addition extends 3.3 metres beyond the rear elevation of the original dwellinghouse, although it is 5.6 metres from the eastern boundary and it is deemed the impact on the property at number 42 Burnside would not be unacceptable. The properties to the rear are in excess of 30 metres away.
- 7.9 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00691 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.

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

Drg No. C1604-1 Rev A	Proposed floor and elevations plan
Drg No. C1604-2	Existing floor and elevations plan
Drg No. C1604-3	Site plan
Drg No. C1604-4	Location plan
Planning statement	

Reason: - To ensure provision of a satisfactory development.