
Site Address: 32 Sandy Brow, Waterloooville, PO7 5JR
Proposal: Single storey side and rear extension to include the provision of a window in the northern elevation of the side extension.
Application No: APP/16/00962 Expiry Date: 17/11/2016
Applicant: Mr & Mrs Kay
Agent: Mr Ralph Case Officer: Bee Crawford
 Martin Ralph Chartered
 Surveyors
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and attached garage. It has a brown tiled pitched roof and elevations of beige brickwork. The site is level and has open vehicular access to the front leading to an area of tarmac, grass and shrubs. The rear garden is mainly laid to lawn with a patio area and is enclosed to all boundaries with fencing which ranges in height from 1.6 metres to 2 metres.
- 1.2 Detached two storey properties are to the north and south, the rear gardens of properties in St Johns Avenue are to the rear and wooded amenity land is opposite. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of similar and different age style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey side and rear extension to include the provision of a window in the northern elevation of the side extension and a new roof and together with the conversion of the existing garage (although this element of the scheme does not require planning permission).

4 Policy Considerations

National Planning Policy Framework
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The constraints plan demonstrates that the development is achievable without specific arboricultural conditions due to the calculated RPA of the adjacent Pine and the existing ground surfacing in this area. In addition there is no requirement for protective fencing due to the substantial boundary fence.

No objection.

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) Appropriateness of design and impact on the character of the area
- (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 management criteria.

- (ii) Appropriateness of design and impact on the character of the area

7.3 Part of the proposal would be visible from the public realm, although the property is set back in excess of 10 metres from the front boundary and it is considered there would be minimal impact on the existing streetscene. The development would result in a modest increase to the original footprint of the property and it is noted that the minor infill element of the proposal between the side and rear extensions has triggered the need for planning permission. Planning permission is required for the provision of the window in the northern elevation due to a restrictive condition on the original planning permission.

- 7.4 The number of bedrooms will increase from four to five, hence there would be no requirement for any additional parking and it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.
- 7.5 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

- 7.6 The new window and door in the northern elevation of the side extension and converted garage require planning permission in isolation due to a restrictive condition on the original permission to protect the privacy of adjoining residents. However, the submitted plans show the small window is to serve an en suite bathroom and would be obscure glazed and the door is to serve a store. The northern elevation of this part of the development is 1.1 metres from the boundary which provides good screening and there are no windows in the northern elevation of the rear extension which is set in from the boundary by approximately 4.2 metres.
- 7.7 The southern elevation of the rear extension is 2 metres from the property boundary and the northern elevation of the property at number 30 is a further 1.6 metres from this shared boundary, set back from number 32. There are no windows in this elevation and the rear extension does not project beyond the rear elevation of number 32. The remaining depth of the garden is 12 metres, with the properties to the rear a further 8 metres away. It should be noted that in isolation, the rear extension could be built without the benefit of planning permission.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/16/00962 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 16/305/01 Location plan, site plan, existing floor and elevations plan

Drg No. 16/305/02 Proposed site plan, floor and elevations plan

Reason: - To ensure provision of a satisfactory development.

- 4 The window at ground floor level in the north elevation to serve a en suite bathroom shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times 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.