
Site Address:	14 Woodcroft Lane, Waterloooville, PO8 9PY		
Proposal:	Demolition of existing single storey rear extension and construction of part two storey, part single storey, side, front and rear extensions.		
Application No:	APP/16/00143	Expiry Date:	06/04/2016
Applicant:	Mr Strugnell	Team:	Team 2
Agent:	Mr C Flint	Case Officer:	Bee Crawford
	Chris Flint Associates Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached chalet style dwelling and attached garage with a grey tiled pitched roof and elevations of red multibrick and beige render. There is open vehicular access to the site with a hedge to the front and a dwarf wall to the east. The site is level although there is an east west incline to the road. The rear garden is in excess of 30 metres deep and is mainly laid to lawn, enclosed by fences and hedging ranging from 1.4 metres to 2 metres in height to all boundaries.
- 1.2 The adjoining chalet style dwelling is to the east, a pair of semi-detached chalet style dwellings are to the west, a detached bungalow is opposite and the side aspect of property in Woodbury Grove is to the rear. The area is of medium density with a mixture of detached bungalows, semi-detached chalet style dwellings and new two storey terraced dwellings of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side and single storey rear extension and dormers to the front and rear. At the time of the Officer's site visit a porch spanning numbers 12 and 14 Woodcroft Lane was being constructed, but does not form part of this application. The agent was informed of the need for planning permission and it was advised a separate application should be submitted.

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

Engineering/Drainage

No drainage observations.

Development Engineer - Highways

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: 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 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 9 metres away from the highway. Regarding the two storey element of the proposal (following the demolition of the existing garage), for extensions such as this there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The proposed side/rear extension would be situated 0.7 metres from the boundary to the west, and whilst the neighbouring property at number 16 benefits from a car port, the distance from the shared boundary to the eastern elevation of this property is approximately 3 metres. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the west or the existing streetscene. In this particular case 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. The extension is deemed to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

- 7.5 The depth of the proposed single storey rear extension is approximately 3 metres and it is noted that the infill element of the proposal between the side and rear extensions has triggered the need for planning permission. The new rear dormer is to upgrade and extend the existing and whilst it is considered the development would result in a modest increase to the original footprint of the property, the new volume would provide better internal configuration.
- 7.6 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 two storey side extension is to the western elevation of the property situated approximately 0.7 metres from the property boundary, replacing the existing garage. There are no side windows at first floor level and the door and windows at ground floor will be partially screened by the existing boundary treatment. It is also noted that the neighbouring property at number 16 is at a higher level than the application site and the eastern elevation of this property is 3 metres from the shared boundary.
- 7.8 It is considered that the two front dormers would result in a more balanced appearance to the property than the existing single dormer and would mirror the adjoining property at number 12, which has the benefit of a similar extension. It is deemed unlikely the replacement rear dormer would result in any increased level of overlooking to the neighbouring properties or the property to the rear.
- 7.9 The single storey rear extension would be situated 0.7 metres from the western boundary and adjacent to the eastern boundary, however there are no windows in either side elevations and the depth of the extension by the eastern boundary is no greater than what could be constructed within the realms of permitted development.
- 7.10 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 to 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.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01377 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.
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. CFA FULL01 Rev A1 - Location plan, block plan, existing and proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.