
Site Address:	52 London Road, Cowplain, Waterloooville, PO8 8EN		
Proposal:	Single storey rear extension and loft conversion with front and rear dormers.		
Application No:	APP/16/00799	Expiry Date:	27/09/2016
Applicant:	Ms Lindsay		
Agent:	Mr Bramble-Stewart	Case Officer:	Emma Chisnall
	GBS Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

52 London Road is a semi detached two storey dwelling which is situated on sloped ground from east to west and south to north. The dwelling occupies a plot with a generous amenity space to the front which is part hard-surfaced for the provision of parking 3 cars and part lawn. The boundary curtilage to the front is a mix of timber fencing 1.5m high to the north with 4m hedging to the south. The dwelling is constructed of white render on the ground floor, red brick on the first floor and the roof is constructed of concrete tiles. There is an existing lean-to along the south (side) of No 52 which provides a cover for storage. The amenity space to the rear is equally generous in size but narrow in shape and the boundary curtilage is surrounded with timber fencing approximately 1.8m high in a staggered formation due to the slope in ground level.

2 Planning History

None

3 Proposal

Single storey rear extension and loft conversion with front and rear dormers.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways Comment:

No adverse comment in regards to this application

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: 9

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In principle the development is considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

London Road contains a variety of dwellings which differ in style, size and design and there is little to no uniformity. Within the streetscene dormers and extensions (similar to the works proposed to No 52) are present so it is felt that due to these other examples of similar development that the works proposed to No 52 should not look out of place nor detract significant character from the area.

The proposed works are considered to be of sound design which would appear in proportion and be subservient to No 52 thus not appearing obtrusive or bulky. It is noted that the proposed rear dormer extension is large in size however this development would fall within the criteria for Permitted Development and therefore could be built without planning permission and would not be refusable. The extension to the side is single storey and will not extend past the existing elevations to the front and back, improving the appearance of the extension and ensuring it does not appear offensive in size. These measures help the proposed works protect and maintain the visual amenity and character of the dwellings within London Road.

Materials are proposed that will match the existing dwelling which should help the works look part of No 52, resulting in a cohesive form of development. Therefore the

development can be considered acceptable.

(iii) Impact upon residential amenity

The works proposed to No 52 are well screened by the curtilage boundary and due to the position of the rear extension being away from the attached neighbour (52A) it is felt that they should remain mostly unaffected from the development.

To the south of the site the dwellings are separated by an access road and the neighbouring dwelling (No 50) is set away from the shared boundary meaning there is an acceptable distance of 9m between No 52 and No 50. High level hedging also provides good screening and coupled with the change in ground level, No 52 and the side extension would appear lower in position to the neighbouring dwellings to the south. Therefore the development is considered to protect and maintain existing amenity levels.

The dormers proposed to the front of No 52 are located in a high position within the roofspace which will provide a view of the front amenity space. Amenity space to the front is considered to not be a private space as this is viewable from the streetscene and coupled with the low front boundary this space is viewable from the public domain already. No 52 is set substantially back in its plot and as the proposed windows are moderate in size it is felt that on balance that they should not create a significant addition of over-looking and that privacy levels would not be greatly impacted.

The proposed dormer windows to the rear will be part fitted with obscure glazing in the shower/bathroom in order to protect amenity levels of the residents and the immediate neighbours. The decision will be conditioned to ensure that this is carried out and maintained in the future. The additional two windows are proposed to provide light to the stairway and potentially an additional bedroom. These windows are considered to be moderate in size and from the bedroom will create an outlook along the rear amenity space. The neighbouring dwellings to the east are positioned over 20m away and far exceed guidance stipulated in the Borough Design Guide in order for windows to be acceptable at high level. It is felt that the dwelling to the north (No 52A) although closer in proximity should remain protected as the window will be positioned away from the side shared with No 52 and as it is a bedroom it should not be in regular occupancy. Therefore the development can be considered acceptable.

8 Conclusion

No 52 London Road has adequate amenity space for the proposed single storey rear extension and dormers to the front and rear of the dwelling. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00799 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension building hereby permitted the window in the dormer bathroom on the top floor of the rear elevation facing east 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.

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

Design and Access Statement: Received 02.08.16

Existing Floor Plan: Drawing Ref Lindsay 01

Existing Elevations Plan: Drawing Ref Lindsay 02

Proposed Floor Plan: Drawing Ref Lindsay 03. Received 20.09.16

Proposed Elevations Plan: Drawing Ref Lindsay 02. Received 20.09.16

Ordnance Survey Proposed Works Plan: Licence No 1704152/797

Ordnance Survey with Measurements Plan: Licence No 1704152/797

Location Plan: Licence No 1704152/797. Received 02.08.2016

Block Plan: Licence No 1704152/797. Received 02.08.2016

Reason: - To ensure provision of a satisfactory development.