
Site Address:	11 Salet Way, Waterloooville, PO7 8QS		
Proposal:	First floor side extension and garage conversion to study.		
Application No:	APP/16/00874	Expiry Date:	21/10/2016
Applicant:	Mr James Denham & Mrs Chunling Wang		
Agent:	Mr Dunks Andrew R Dunks Ltd.	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached house and attached garage situated at the end of a private drive. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and there is a block paved parking area to the front which is open to the north and east with a 1.8 metre high fence and shrubs to the south. The rear garden is mainly laid to lawn with an area of decking and a shed and is enclosed to all boundaries with 1.6 metre high fencing and mature hedging in excess of 2 metres high.
- 1.2 A modern link detached property is to the north, the rear gardens of properties in Kassel Close are to the south, the rear garden of a property in Salet Way is to the rear and the side aspect of a property in Salet Way is opposite. The area is a modern estate of medium density of two storey detached and link detached properties of a similar age, style and design.

2 Planning History

08/72815/000 - Single storey rear conservatory, permitted 05/03/2008.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension and garage conversion to study.

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

FAO Mr P Marshall, Development Engineer

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Two letters of representation were received from two addresses raising the following concerns:

- 6.1 The proposal would block light from the neighbouring bathroom window - see section 7 below.
- 6.2 The window in the rear elevation of the extension would significantly increase the level of overlooking into the neighbouring property resulting in a reduction of privacy - see section 7 below.
- 6.3 No objection to conversion of garage.
- 6.4 No objection to proposed extension, but have concerns about the access to the property via the shared private drive. It has a restrictive width and composition unsuitable for large delivery lorries - what are the maximum weights of vehicle permitted to use the drive. The property deeds state the drive is only for the manoeuvring of resident's vehicles - this is a civil matter which needs to be addressed by the applicant and the occupiers of the neighbouring properties.

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 application site is situated at the end of a private drive and consequently the proposed extension would not be visible from the public realm. Regarding the first floor element of the scheme, 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 extend the first floor over the existing garage which is to be converted into a study. The existing distance between the northern elevation of the application site and the southern elevation of the neighbouring property is approximately 0.9 metres, which would be retained as the extension does not extend beyond the side elevation of the existing garage. Whilst the extension continues the line of the existing property, the ridge height is approximately 0.6 metres below the current ridge height, meeting the guidance set out in the Borough Design Guide. It is judged to be subservient to the main dwelling by virtue of the proposed width. The development, together with the existing rear extensions, would result in a generous increase to the original volume of the property, although the current scheme would not increase the footprint.
- 7.5 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

- 7.6 The proposed first floor side element of the scheme is to the northern elevation of the property, situated over the garage. Concerns were raised that the addition would block light from the neighbouring bathroom window. Whilst it is acknowledged the extension would reduce the distance at first floor between the properties and consequently be closer to the bathroom window at number 9 Salet Way, this is a secondary window and any resulting impact could not be considered as a defensible reason for refusal.
- 7.7 An objection was received from number 9 Salet Way with respect to increased overlooking of the rear garden and loss of privacy owing to the window in the rear elevation of the first floor extension. This is a relatively small window serving an en-suite bathroom and the plans show it would be obscurely glazed. Although the side extension would be closer to the boundary of the neighbouring property, it is set back approximately 2.1 metres from the rear elevation of the existing dwelling and as such it is considered the window would not result in a loss of privacy or create an additional unacceptable level of overlooking.
- 7.8 With respect to the conversion of the garage, the area to the front of the property can comfortably accommodate three cars and a plan has been submitted to demonstrate this. It is judged the garage conversion would have a minimal impact on the neighbouring properties.
- 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).

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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00874 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:

Site location plan
Site layout and parking plan
Drg No. 4444/200 Proposed roof plan
Drg No. 4444/1 Existing ground floor plan
Drg No. 4444/2 Existing first floor plan
Drg No. 4444/3 Existing elevations plan
Drg No. 4444/4 Rev C Proposed ground floor plan
Drg No. 4444/5 Rev B Proposed first floor plan
Drg No. 4444/6 Rev C Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.