
Site Address:	121 The Dale, Waterloo, PO7 5DD		
Proposal:	Single storey rear extension incorporating the demolition of the existing garage.		
Application No:	APP/16/00640	Expiry Date:	18/08/2016
Applicant:	Mr Healey		
Agent:	Mr C Power	Case Officer:	Harriet Pitney
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached two storey dwelling with a concrete tiled pitched roof and rendered elevations.

The site is slightly sloping with a west to east decline and benefits from a shared open vehicular access to the front driveway and existing single storey garage. There is adequate parking on site for approximately 3 vehicles.

The rear garden is laid to lawn and enclosed by a timber close boarded fence approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for the demolition of the existing single storey garage and the erection of a single storey rear extension measuring 6 metres in length, 3 metres in height and 7.5 metres in width.

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

Havant Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No adverse comments

Southern Water

No comments received

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: 1

Summary:

A- Loss of light- addressed in 7 below

B- Potential disturbance/damage to existing sewage pipe- to be addressed by Building Control/Southern Water

C- Drainage- potential flooding- to be addressed by Building Control

D- Removal of existing chimney and the lintel supporting the upper level could result in structural damage to both properties- to be addressed by Building Control

7 Planning Considerations

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 streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

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

- (ii) Impact upon the streetscene

Whilst the proposed extension would be partially visible from the streetscene due to the demolition of the existing single storey garage, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The proposed extension extends from the rear wall of the dwellinghouse and is therefore set back a considerable distance from the highway.

The development is considered to be of an appropriate scale and design which respects the existing built form of the original dwelling and it is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of Havant Borough Council's Core Strategy policy CS16 and the Borough Design Guide SPD.

(iii) Impact upon residential amenity

When assessing the impact upon residential amenity, it is important to note that the application site currently benefits from a single storey extension measuring approximately 2.7 metres in length from the rear wall of the existing dwellinghouse. Similarly, the adjacent neighbouring property (123 The Dale) also benefits from a single storey extension set upon a raised platform which extends approximately 3.7 metres beyond the rear wall of the existing dwellinghouse.

On this basis, any potential impact upon residential amenity can only be assessed in addition to the structures currently evident on site. Taking this into consideration, the proposed extension will exceed a further 3.3 metres beyond the existing extension evident at 121 The Dale and a further 2.3 metres beyond the existing extension at 123 The Dale.

The proposal does not incorporate any windows within the east and west elevations and therefore would not result in any overlooking or loss of privacy as a result of the development.

With regard to the impact upon light, which has been raised in the representation received, the Council's adopted Borough Design Guide SPD states the following:
*The design of a rear extension should avoid the loss of light to neighbours.
Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.*

In this case it is considered that whilst the extension, in plan view, may marginally lie within a 45 degree angle from the centre of the adjacent window; given the single storey flat roofed nature of the proposal it will not lie within a 45 degree angle in section view. Furthermore, having regard to the existing extensions at Nos 121 and 123, the proposal will result in the rear elevation of No 121 being exceeded by less than would be permissible under normal permitted development allowances were these elevations the original rear elevations of the properties in question. Therefore, whilst the objection raised about loss of light to the neighbour is noted, and it may be that at certain limited times of the year a modest amount of direct sunlight may be lost, on balance the fact that the extension complies with the Council's Design Guide and is compatible with the impact of an extension that could be built under permitted development allowances means that the additional 2.3 metres depth is not considered to result in such a harmful or detrimental impact to the residential amenity of 123 The Dale as to warrant a refusal of planning permission.

It is considered that with the removal of the existing single storey garage, there is

sufficient distance between the proposed extension and 119 The Dale as to not result in any negligible impact on neighbour amenity.

On this basis, the proposal is considered to comply with the principles and objectives of Havant Borough Council's Core Strategy, 2011- 1.e) and the Borough Design Guide SPD.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Council's Core Strategy and the Borough Design Guide SPD, and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00640 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:

Red line plan- received 22nd June 2016
Block plan- received 22nd June 2016
Existing and proposed elevations (Drg No. 9093.16 Rev A)- received 22nd June 2016
Existing and proposed floor plans (Drg No. 9093.16 Rev A)- received 22nd June 2016

Reason: - To ensure provision of a satisfactory development.