
Site Address:	19A Frogmore Lane, Waterloooville, PO8 9QN		
Proposal:	Single storey side extension and additional window to first floor side elevation.		
Application No:	APP/16/01037	Expiry Date:	05/12/2016
Applicant:	Mrs R Fraser		
Agent:	Mr D P Manns	Case Officer:	Emma Chisnall
	D M Designs		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 19A Frogmore Lane is a semi detached two storey dwelling situated on level ground in Waterloooville. The dwelling is constructed of a mixture of red brick walls in the majority but also has a front first floor extension which is finished in a cream render with a red brick surrounding the windows. The roof design is mixed across No 19A consisting of a half hip in the main with a pitched gable to the front constructed of concrete tiles.
- 1.2 The dwelling has a moderate amount of amenity space to the front which is hard-surfaced for the provision of parking multiple cars with an adequate amenity space to the rear which is used as lawn and contains mature trees one of which is protected under a Tree Preservation Order. The dwelling is set away from the shared curtilage boundary with No 17 Frogmore Lane and has a generously sized walk through to the side of the dwelling permitting access into the garden which is currently covered with gravel.

2 Planning History

03/68926/000: Demolition of existing dwelling and erection of pair of semi detached 3 bed dwellings with associated car parking to include the formation of a new vehicular access to Frogmore Lane. Permitted.

A pair of semi-detached two storey dwellings now occupy the site as 19 and 19A Frogmore Lane however previously to this one bungalow was positioned over both plots with extensive land, hedging and trees.

3 Proposal

Single storey side extension and additional window to first floor side elevation.

4 Policy Considerations

National Planning Policy Framework 2012

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:-

The development should not impact on the tree, however a line of protective fencing is advised to be conditioned.

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

Comment	Officer Comment
Concern that development will: * Impact outlook, privacy and standard of living. * Be un-neighbourly * Have a negative effect on the gap between buildings restricting access to the rear of the property. * Not respect the street pattern and spoil the fabric of the street and create a crammed appearance. * Past conditions restricted the installation of windows at first floor level to protect amenity. * Request conditions regarding hours of operation and how and where construction vehicles would gain access to the site for parking and	The majority of the comments made will be discussed within section 7 of the report under 'Planning Considerations'. Under the original planning permission conditions were included to protect amenity levels between neighbours. This application seeks to supersede these conditions however the impact on amenity levels will be assessed as part of the application. It is considered that access would not be restricted to the rear of the neighbouring dwelling as the works will not encroach over the shared curtilage boundary and will be set off the rear elevation. If this comment is in regards to the residents of 19A then this would not be a planning consideration that could be commented on.

unloading without causing inconveniencing and highway hazard.	Access to the site and parking during construction would not be a planning consideration that could be commented on and would be a civil matter to be discussed between neighbours.
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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
- (iv) Trees

(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 The proposed works involve a single storey extension to the side of the dwelling. The design is considered to be sound and the extension will be built in matching materials to the original dwelling so that the works do not look out of place nor detract significant character from the area.

7.4 Concern has been raised that the proposed development will disrupt the fabric of the streetscene and create a cramped appearance. Following a site visit to Frogmore Lane it was noted that there was evidence of similar style developments within the area which would help the works proposed to 19A not look significantly out of place, nor start a precedent for this type of development. The size of the works are considered acceptable and from the use of matching materials is considered to have a limited and acceptable impact. The dwelling and proposed works are set back in the plot of 19A with the front space being used for the parking of multiple cars. Due to the extensions position on No 19A and that it is set well back from the front elevation and will be single storey in height it is felt that the visual impact caused by the works would be reduced. It is acknowledged that ideally development is set away from shared boundaries by 1m which is stipulated in the borough design guide however upon my assessment the distance proposed at 0.8m wide is considered adequate to not cause significant visual harm from the streetscene. A gap will be maintained between the proposed works and curtilage boundary and coupled with the neighbouring dwelling being set away from the shared curtilage boundary it is considered that on balance the works should not appear cramped nor cause a terracing affect as a result.

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 Comments have been raised that the proposed works would lead to a negative

outlook, impact privacy and be un-neighborly to the neighbouring dwelling No 17. The works proposed to No 19A will be set back from the existing front and rear elevation. The roof is hipped away from the neighbouring dwelling and the windows proposed are at high level in the roof at an angle which would prevent a view from them. The proposed works will look out onto the flank wall of the neighbouring dwelling which currently has no windows or doors within it. It is considered that the harm caused by the development to the residential amenity to the neighbouring dwelling is minimal. Due to the height of the windows no over-looking would occur and privacy would be maintained. The window proposed at first floor would be for an en-suite and will be conditioned to be fitted with obscure glazing and be fixed shut unless higher than 1.7m to ensure privacy levels are maintained between neighbouring dwellings. The windows proposed to the front and rear of the extension will create a viewpoint directly to the front or rear amenity space of No 19A and as they are at ground level and there is adequate screening between the neighbouring dwellings it is felt that the windows will not create over-looking nor a loss of privacy. On balance the works are considered to cause a limited and acceptable impact and can therefore be considered acceptable.

- 7.7 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 opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Trees

- 7.8 The Arboricultural Officer has requested that in order to ensure the TPO tree located in the rear amenity space of 19A is protected during the works that a condition is included with the decision requesting that prior to building work commencing protective fencing is used around the tree until such building works are complete. This will be conditioned as part of the decision to ensure the TPO tree remains unharmed.

8 Conclusion

- 8.1 The scale, siting and design of the proposed single storey side extension 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/16/01037 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 No development shall take place until the TPO tree within the rear amenity space of 19A Frogmore Lane has been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the new ensuite window hereby approved in the first floor side elevation facing No 17 Frogmore Lane 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.

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

Proposed Block Plan: Unique Plan Reference b90b/115755/159699
Existing and Proposed Elevations and Floor Plan: Drawing No Fraser 01A
Revision B

Reason: - To ensure provision of a satisfactory development.