
Site Address:	3 Charlesworth Drive, Waterloo, PO7 6AS		
Proposal:	First floor rear extension.		
Application No:	APP/16/00208	Expiry Date:	25/05/2016
Applicant:	Mr & Mrs Nkire		
Agent:	Mr Bramble	Case Officer:	Emma Chisnall
	Both Creative		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Charlesworth Drive is a large detached dwelling constructed of cream render walls on the ground floor and red brick on the first floor. The roof design and shape is a mixture across the dwelling of pitched, gable and hipped roofs which are constructed of concrete tiles. No 3 has been extended in the past and has a moderate amount of amenity space all around the dwelling. Part of this space is hard-surfaced to the front and east side of the dwelling for the provision of parking three cars with a double garage providing a further two spaces. To the west side of the dwelling the amenity space is used as lawn and is moderate in size. The screening in place is acceptable with a low 1m-1.3m brick boundary to the front of the dwelling with a higher 1.8m fence around the west and south boundary.

2 Planning History

APP/11/00243 - Construction of two storey front and rear extensions and single storey side and rear extensions., WD,26/04/2011

APP/11/00988 - Construction of two storey front and rear extensions and single storey side and rear extensions. (Resubmission.), PERM,21/06/2011

3 Proposal

First floor rear extension including the installation of two new windows one in the new extension and one within the existing rear elevation. One window is for an ensuite bathroom which is proposed to be obscure glazed and the second is for a bedroom on the first floor which is proposed to be part obscure glazed and part clear glass.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage Comment:

No drainage observations

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: 7

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 and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flooding

(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. The dwelling occupies a large plot and as such has the space to accommodate the proposed extension.

(ii) Impact upon the character and appearance of the area

The proposed extension to the side of No 3 will be positioned on top of an existing ground floor extension and will not project beyond the existing rear and roof elevations. From being situated at the back of the house the extension will be hidden from the public realm and would therefore not be viewable from the streetscene. The extension itself is considered subservient and would not appear bulky or obtrusive and would fit into the existing dwelling well. The materials proposed to be used would match the existing dwelling helping the works appear in keeping to the original dwelling. With examples of similar development along Charlesworth Drive it is not considered this proposal would look out of keeping nor detract character from the area and streetscene.

(iii) Impact upon residential amenity

It is considered that No 3 Charlesworth Drive has adequate amenity space available in order to accommodate the proposed first floor extension. The extension will not exceed past the existing elevations which will help reduce the bulk and impact of the extension on the neighbouring dwellings. The window proposed on the side elevation will be obscure glazed for a bathroom so this should protect and maintain the privacy between No 3 and the neighbouring dwellings along Hambledon Road.

A second window is proposed along the rear elevation for a bedroom which would look out to the neighbouring garden space of the dwellings along Hambledon Road. Whilst no objections have been received from the neighbouring dwellings with a concern of over-looking a clear glazed window would not be acceptable as it would overlook rear gardens. Plans have been amended to reduce the potential of over-looking from this window by having the bottom half of the window non-opening and obscure glazed and having the top half of the window as clear glass which can be opened. It is considered this creates a good balance of providing protection of privacy and reducing over-looking into the neighbouring dwellings gardens whilst improving the living conditions of the bedroom and light levels that can reach it. Following this change it is considered that the levels of harm potentially caused to the neighbouring dwellings has been reduced adequately to consider the development acceptable.

(iv) Flooding

Information has been submitted to explain that due to the development taking place to the first floor that additional risk to flooding should be prevented.

8 Conclusion

No 3 Charlesworth Drive had adequate amenity space for the proposed rear extension. The space available should ensure that there is a minimal loss of residential amenity to the neighbouring dwellings 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/16/00208 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor rear elevation for the proposed bedroom shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non-opening on the lower part of the window and retained as such thereafter. The upper part of the window is permitted to remain as clear glass with an opening light which is to be 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:

Environment Agency Flood Zone Document

Existing and Proposed Elevations and Floor Plan: Drawing No 220216PL1rev.

Received via email on 16.05.2016

Reason: - To ensure provision of a satisfactory development.