
Site Address:	5 Birch Close, Waterlooville, PO8 8TY		
Proposal:	Single storey rear and side extension.		
Application No:	APP/16/00708	Expiry Date:	06/09/2016
Applicant:	Mr Stanistreet		
Agent:	Mr Power	Case Officer:	Emma Chisnall
	Thorns Young		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Birch Close is a detached bungalow constructed of part yellow brick, white render and cladding walls. The roof is pitched and constructed of a concrete tile which is hipped away from both neighbouring dwellings. The bungalow itself is situated on level ground but due to it being positioned at the bottom of a hill the rear amenity space is sloped from south-west to north-east meaning the boundary around the curtilage to the rear of the dwelling is significant in height so that the neighbour to the rear can only be partially seen. The boundary surrounding the sides of the curtilage is 1.8m timber fencing and the amenity space to the rear is used as lawn.

Parking is available to the front of the dwelling which has a moderate amenity space which is fully hard-surfaced for the provision of parking three cars. A garage is currently located along the side elevation of No 5 which sits approximately 7m back from the front elevation providing additional space for parking alongside Birch Close Road itself.

2 Planning History

None

3 Proposal

Single storey rear and side extension. The side extension to the east involves the conversion of a garage into a bedroom, dressing room and en-suite. The proposal includes the installation of three rooflights along the west elevation.

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

None

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 of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(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 development is considered acceptable, subject to planning conditions.

(ii) Impact upon the character of the area

Part of the proposed works to No 5 will be situated along the rear elevation and would not be viewable from the streetscene and would therefore be hidden from the public realm.

The proposed development to the east side of No 5 will replace the existing garage to a bedroom with dressing room and en-suite and extending the existing depth by 3m. The proposed works to the side will not extend past the existing side elevation and will remain set back from the front elevation. The design is considered sound and the extension appears of a domestic scale and subservient to No 5. Therefore it is considered the works should not appear over-bulky or obtrusive.

The entrance to the garage will be altered from a door to a window similar in style and

size to the existing windows in No 5. The height of the proposed works will increase slightly the existing eaves height however with the proposed flat roof continued along the side elevation it is considered that this development should not alter the appearance of the dwelling significantly to cause significant visual harm to the streetscene.

Matching materials have been proposed for the developments to ensure they look in keeping to the host dwelling and as Birch Close Road contains dwellings that have carried out similar developments it is considered the works proposed to No 5 should not detract from the character from the area nor look out of place.

(iii) Impact upon residential amenity

No 5 Birch Close has the curtilage available to accommodate the proposed extension and it is considered the works should not impact the neighbouring dwellings amenity significantly.

No 3 Birch Close is located to the west of No 5 and has the potential to be impacted by the proposed rear extension and rooflights. Although the rear extension will bring development in closer proximity to No 3 the works will be set away from the shared boundary and will not extend past the existing side and rear elevation. No new windows are proposed on the ground floor and the three proposed rooflights will be at a significant height and angle which would protect and maintain privacy levels and ensure that the residents of No 3 do not feel over-looked. Due to the position of the works on No 5 it should ensure that levels of light are not restricted or impacted to No 3 and as the dwelling also has a side extension in a similar position to that proposed at No.5, it is therefore felt that any existing outlook should not be impacted substantially.

The proposed extension of the garage to the east of No 5 is positioned along the shared boundary. No 7 Birch Close is set away from the shared boundary and has a pathway running the length of the dwelling. It is felt that due to this distance and that there is adequate screening in place from the high level timber fencing between the dwellings that the outlook from No 7 should not be altered significantly by the proposed extension. The extension will remove an existing window looking onto the side of No 7 and should therefore improve privacy levels and reduce existing overlooking. Therefore the proposal is considered to have an acceptable impact on the residential amenities of No.7.

The dwellings to the front and rear of No 5 are considered to be set substantially away so as not to be affected by the proposed development.

(iv) Parking

The proposed development increases the number of bedrooms in No 5 and decreases the parking spaces available through the conversion of the garage. However it is considered the amenity space to the front of the dwelling is large enough to park three cars and this space alongside the road being available to accommodate parking provides enough parking to meet the standards outlined in the Havant Borough Parking SPD.

8 Conclusion

No 5 Birch Close has adequate amenity space for the proposed side and rear extension. The space available should ensure that there is only a minimal loss to the

residential amenity of 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/16/00708 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:

Ordnance Survey: License Reference OI1016770

Existing and Proposed Elevation and Floor Plan: Drawing No 9089.16 Rev B

Reason: - To ensure provision of a satisfactory development.