
Site Address:	11 Delius Walk, Waterloooville, PO7 5HU		
Proposal:	Two storey rear extension.		
Application No:	APP/16/00726	Expiry Date:	07/09/2016
Applicant:	Mr Finn		
Agent:	Mr Jamriz-Shirazi	Case Officer:	Bee Crawford
	Tony Oldfield Architects		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey, end of terrace property built in the 1970s. It has a brown tiled, shallow pitched roof and elevations of red multibrick and tile hanging. The site is level and accessed via a pedestrian path only. There is no on site parking provision and parking is provided in a designated parking court which is not allocated. The front garden consists of artificial grass and shrubs and is enclosed by low fencing. The small rear garden has a depth of 8m at the longest point and 5m at the shortest. The garden has a decking area and a shed and is enclosed by a 2 metre high fence and a 1.7 metre high wall. There is a conservatory attached to the rear elevation.
- 1.2 The building line of the terrace is staggered and the adjoining property at No. 10 is set back from the front building line of No. 11. A terrace of two storey properties with a staggered building line is to the north beyond a footpath, the side aspect of an end of terraced property is to the east and a footpath with open amenity land and a pond beyond is to the west. The area is of medium density comprising an estate of modern two storey terraced properties and associated parking areas of a similar age, style and design.

2 Planning History

04/68832/000 - Rear conservatory, permitted 28/04/2004.
APP/16/00263 - Roof extension and loft conversion including front and rear dormer windows, refused 25/05/2016.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension, following the demolition of the existing conservatory (revised application).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Estates Manager, Corporate Group
No comment.

Development Engineer - Highways
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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter was received from one address, not objecting to the scheme, but the following points were raised:

- 6.1 The adjoining property is 10 Delius Walk and not 9 as stated in the documents.
- 6.2 I would like confirmation of any impacts directly to my property as the owner of 10 Delius Walk.
- 6.3 Parking is already a significant issue in the immediate area and additional vehicle spaces will be required as a result of the scheme.
- 6.4 I would also like to know how far away from the edge of my property the proposed extension will be.
- 6.2 The above issues have been addressed by separate correspondence to the neighbour.

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 proposal is to the rear of the dwelling and due to the property being end of terrace with a public footpath to the side and rear, it would be visible from the public realm. However, the terrace of properties is staggered with the property at number 11 set forward of the neighbouring property at number 10. Consequently, the proposal would result in the rear building line being level with number 10 at first floor and slightly set in at ground floor. Due to the size of the site and shallow pitch of the roof, it is recognised that the scope for extending this design of property is limited. However, following the refusal of the previous scheme under APP/16/00263, it is considered the revised proposal is more acceptable, maintaining the uniformity of the estate and would not result in an adverse impact on the visual amenity of the locality. The loss of the conservatory would ensure the retention of the existing amount of rear amenity area. 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).

(iii) Effect on neighbouring properties

- 7.4 The application site is end of terrace and the proposed rear extension would be adjacent to the neighbour's property projecting 3 metres beyond the original wall of the existing dwellinghouse, incorporating a covered terrace approximately 1.5 metres deep at ground floor level. Owing to the staggered nature of the terrace, the maximum depth of the resulting extension would be flush with the rear wall of the neighbouring property at number 10. It is therefore considered the extension would not be overbearing.
- 7.5 Whilst it could be argued the first floor element of the extension would result in a loss of privacy to the neighbour at number 10, there is a degree of overlooking from the existing first floor windows. There is a modest window in the northern side elevation at first floor serving the 4th bedroom. The terrace of properties to the north are in excess of 10 metres away beyond a public footpath and amenity land, and it is considered any resulting degree of overlooking from this window would not be harmful.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to detrimental overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent to 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/16/00726 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:

Reason: - To ensure provision of a satisfactory development.