
Site Address: 1 Waterloo Close, Waterloooville, PO8 8QJ
Proposal: Single storey front and side extensions, garage conversion with glazed link, garage extension with new roof, proposed roof-lights to existing West facing pitch and part retrospective permission for 2.1m boundary fence and electric gates.
Application No: APP/13/00835 Expiry Date: 27/12/2013
Applicant: Mrs Patrick Team: Team 2
Agent: Mr Hinton Case Officer: Daphney Haywood
Corinthian Architectural Design
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached bungalow situated on a corner plot at the junction of Waterloo Close and Chaplins Avenue, with the main frontage and vehicle access onto Waterloo Close. The area is primarily residential in character and comprises a mix of single and two storey dwellings of detached and semi-detached form.

2 Planning History

none

3 Proposal

- 3.1 Single storey front and side extensions, garage conversion with glazed link, garage extension with new roof, proposed roof-lights to existing West facing pitch. 2.1m boundary fence and electric gates.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Wind ()

Turbine

Zone

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer No adverse comments
Building Control, (Fire Access Consultation) No adverse comments
Atkins Planning Team, Anglo St James House Informative required

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: 9

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 on the street scene and the character of the area
- (iii) Impact on neighbouring properties.
- (iv) Highway considerations

(i) Principle of development

7.2 The site lies within the built up area and within an area where extensions to residential properties are acceptable in principle subject to development control considerations.

(ii) Impact on the street scene and the character of the area

7.3 The proposed extensions will bring the development closer to both road frontages, however, in the case of the Waterloo frontage the projection forward is only 2m and is not considered over dominant. In respect to the Chaplins Avenue the plans have been amended such that the works would only project approx 1m forward of the adjacent property in Chaplins Avenue, the height has also been reduced and the visual impact is considered acceptable.

7.4 In respect to the proposed boundary treatment, at 2.1m high the new fencing, which replaces a hedge which has now been removed, has the potential to be prominent in the street scene. Whilst high front boundary fencing has been noted further along Chaplins Avenue, generally front boundary treatment in the vicinity of the site is low fencing/walling and planting, and the present proposal is at variance with the boundary treatment to nearby properties and therefore not in character with the immediate area. In this case, the garden to the property is to the front of the dwelling, and the fencing is required to provide privacy. The impact of the fence has been reduced by setting it back approx. 700mm from the pavement and providing an area

for landscaping. As the area for landscaping is relatively narrow care will be required with planting details and a landscape condition to cover this is proposed. Given the set back of the fencing, the landscaping and the need to provide privacy to the garden the resulting detriment is not considered so great as to support refusal and on balance the impact on the visual amenities is considered acceptable.

(iii) Impact on neighbouring properties.

- 7.5 The main impacts relate to 3 Waterloo close and 14 Chaplins Avenue. In respect to 3 Waterloo Close, the proposal involves a modest extension forward of the existing garage and this is not considered to result in loss of amenity. In respect to 14 Chaplins Close, the works will result in development along virtually the full length of the boundary between the 2 properties, however, the eaves and ridge height of the extensions would be low and the extension partly screened by fencing and the development would not be intrusive. The prepared roof lights on this elevation would be within the existing roof slope and therefore to condition them to be obscure glazed would not be appropriate. (according to the submitted plans they would serve the existing ground floor accommodation).

(iv) Highway considerations

- 7.6 The property is currently served by a single garage and drive. The area to the front of the existing garage can accommodate 2 parking space, which is considered acceptable for this 3 bed dwelling. The submitted plans indicate the gates up to the highway, and in order to prevent obstruction of the highway electric sliding gates are proposed - the exact details of this is the subject of a condition to ensure appropriate appearance and design.

8 Conclusion

- 8.1 The application is considered to provide an satisfactory relationship with neighbouring properties and impact on the area, and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00835

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The gates hereby permitted shall commence until plans and particulars specifying the alignment, type, height, construction materials and design of the proposed gates have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the gates hereby permitted shall be constructed and installed as is thus approved

by the Authority.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Within 4 months of the date of this notice of permission, landscape planting shall be carried out on the outside of the fencing hereby approved, in accordance with the approved drawing 006 'Proposed Boundary Treatment' and in accordance with a detailed soft landscaping scheme which shall first be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall specify the proposed species, location and planting sizes of the shrubs to be planted and the heights to which they shall be allowed to grow and be thereafter maintained. Any plant forming part of the approved planting which subsequently dies or is otherwise removed shall be replaced with another of the same species and size in the same position during the first available planting season and all planting shall be permanently maintained in accordance with the approved planting scheme.

Reason: In order to screen part of the new fences which is subject of this permission to ensure the appearance of the development is satisfactory and sympathetic to the streetscene, having due regard to policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The extensions to the dwelling hereby approved shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan/Site Plan scale 1:1250/1:500 - (undated but amended with Drawing 006 on 31.10.13)

Drawing 001 Existing and Proposed Floorplans dated 16.10.13

Drawing 002 Existing Elevations dated 12.08.13

Drawing 003 Proposed Elevations dated 16.10.13

Drawing 004 Existing & Proposed Roof Plan dated 16.10.13

Drawing 006 Proposed Boundary Treatment dated 31.10.13

Reason: - To ensure provision of a satisfactory development.