
Site Address:	9 Barn Fold, Waterloooville, PO7 8RA		
Proposal:	Proposed two storey side extension and cladding at first floor level to front, rear and side elevations.		
Application No:	APP/16/00965	Expiry Date:	15/11/2016
Applicant:	Mr Joel		
Agent:	Mr Bullen	Case Officer:	Emma Chisnall
	Plum Architects Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Barn Fold is a semi detached two storey dwelling located within a cul-de-sac in Waterloooville. The dwelling itself is located on level ground but Barn Fold is on a slight incline from south to north meaning that No 9 appears in a higher position when at the entrance of Barn Fold Road. No 9 is constructed of cream render at first floor, brown brick on the ground floor and it has a concrete tiled gable roof. Between the dwelling and shared boundary to the east (which is timber fencing 1.8m high) the ground is hard-surfaced for the provision of parking two cars. The front amenity space is moderate in size and is used as lawn with no curtilage boundary meaning No 9 has a clear presence within the streetscene and is viewable from Barn Fold Road.

2 Planning History

None

3 Proposal

Proposed two storey side extension and cladding at first floor level to front, rear and side elevations

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways Comment:

The Highway Authority has no adverse comment on this application but would suggest that the Planning Authority apply a condition stating that two parking spaces are needed as the garage shown is not of sufficient size to count as a space.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: The neighbour at No 7 to the east is in support of the application and the development extending up to the boundary line..

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. Therefore the development is considered acceptable subject to planning conditions.

- (ii) Impact upon the character of the area

The works proposed to No 9 Barn Fold Road will be viewable from the public domain and will involve the extension of the dwelling at two storey level to the east, up to the shared boundary with No 7 and it will extend to the front and rear to be in line with the existing elevations. Following a site visit it was noted that there are not many examples of two storey extensions within Barn Fold and therefore the works proposed to No 9 will be altering the character of the streetscene. However the works are considered not to cause an unacceptable impact on the visual amenity of Barn Fold Road partly because the extension is considered narrow in size due to the limited amenity space available within the curtilage of No 9. The works would also be positioned to the east away from Barn Fold Road meaning that when stood in the streetscene the works would be partly screened due to the position of the dwelling being at a slight angle and at the top of the incline within the road. It is noted a tree is

on site to the side of No 9 which would also provide a moderate amount of screening of the works.

The materials proposed include cladding to the front, side and rear elevations at first floor level. Although it was noted that this material was not present within the streetscene of Barn Fold Road following a site visit it was considered that on balance that cladding would not be an obtrusive or unattractive material to use. The space requested for this is only at first floor level and the colour white has been chosen which is felt to suit the other developments within Barn Fold Road and not look significantly out of place.

Therefore the development is considered to be acceptable as the works do not result in an adverse impact on the visual amenity of the locality and therefore meet with the requirements of Policy CS16 of the HBLP (Core strategy)

(iii) Impact upon residential amenity

The development is situated away from the attached neighbour to the west side of No 9 (No 11) meaning that amenity levels should be protected and the most likely neighbour to be impacted is No 7 Barn Fold to the east. The development will be built up to the shared boundary and at two storeys high it does have the potential to appear over-bearing however the neighbouring dwelling has an attached flat roof garage set off the shared boundary by 1m meaning the works proposed to No 9 would be separated from the neighbouring dwelling (No 7) by approximately 4m in total which is considered to cause a limited and acceptable impact. No new windows or doors are proposed along the side elevation so therefore no overlooking nor a loss of privacy should be caused as a result of the development. Comments have also been received by the neighbour in favour of the development, confirming their support.

As the proposed extension will be positioned on the north/east side of the dwelling it is considered that light levels should be protected for neighbouring dwellings and no shading created as a result. Although windows are proposed at first floor level to the front and rear of No 9 it is felt that the neighbouring dwellings to the front and rear would be adequately away from No 9 and separated either by Barn Fold Road or Grasmere Way to ensure no over-looking or a loss of privacy is caused as a result. The extension of the window size on the rear ground floor elevation is considered in the same way as the windows at first floor level but coupled with the screening in place along the rear amenity space privacy levels should be protected.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme

(iv) Parking

The Havant Borough Council Parking SPD states that for dwellings with three bedrooms two parking spaces are required. As the two storey extension will replace the existing driveway there is not considered to be adequate space to provide parking for two cars as the internal garage proposed is not wide nor deep enough to accommodate a car. Plans have been amended to demonstrate how the application site will accommodate two cars within the curtilage of No 9 which is considered acceptable and to meet the guidance stipulated. This will be conditioned to be carried

out as part of the decision.

8 **Conclusion**

No 9 Barn Fold has adequate amenity space for the proposed two storey side extension with cladding to the front, side and rear first floor elevations. The size of the development and position of it on No 9 will ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling 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/16/00965 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. Excluding the proposed white cladding to the first floor front, side and rear elevations.
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 car parking of two spaces within the curtilage boundary and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Biodiversity Checklist for Householder Applications: Received 15.09.2016
Design and Access Statement: Received 15.09.2016
Existing Floor, Elevations and Site Plan: Drawing No PA16-154:01
Existing Floor, Elevations and Site Plan: Drawing No PA16-154:02 Rev A
Received 5th October 2016
Handieplank Cladding Details
Reason: - To ensure provision of a satisfactory development.