
Site Address:	15 Billett Avenue, Waterlooville, PO7 7SZ		
Proposal:	First floor front extension; single storey rear infill extension; creation of rear terraced balcony at first floor; installation of cedar cladding.		
Application No:	APP/15/00735	Expiry Date:	26/08/2015
Applicant:	Mr K Miah	Team:	Team 2
Agent:	Mr D P Manns	Case Officer:	Daphney Haywood
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large detached 2 storey house located near the head of the cul-de-sac. To the north west lies No 13a Billet Drive, a detached 2 storey dwelling, and to the south east is undeveloped land which previously formed part of the garden to the application site, but has now been fenced off as a separate site. To the rear are properties off Highfield Avenue, including Rushes Court, a recently constructed housing development.

The application property has a number of single storey extensions to the side and rear which are flat roofed with a small parapet. According to the applicant these areas have been used as roof terraces, despite the absence of retaining balustrade. These areas are accessed by existing doors in the side elevations.

The site is relatively flat with a mixture of boundary treatment, and a swimming pool with pool house are sited to the rear of the plot near the boundary with 40 Highfield Avenue.

2 Planning History

None relevant.

3 Proposal

First floor front extension; single storey rear extension; creation of rear terraced balcony at first floor; installation of cedar cladding. The existing dwelling is of brick and tile construction, the submitted plans propose the property to be externally finished in cedar cladding and render with a tiled roof.

4 Policy Considerations

National Planning Policy Framework

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)

The Borough Design Guide SPD, December 2011 and the Residential Parking and Cycle Provision SPD, March 2010

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: 21

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

Initial plan

The rear balcony will directly overlook the garden to No 40 Highfield Avenue and its large size would allow for a large number of people to use it and it would be comparable to a roof terrace which would lend it to being used for regular social gathering resulting in both loss of privacy and disturbance from noise.

The height of the roof over the store room and laundry room appears to be raised above that of the existing roof. Currently we can't see this flat roof from ground level when in our garden, however, we will be able to at the proposed new height.

The area on top of the rear extension will now feature a balustrade (the materials to be used are not clear) together with bi-folding windows leading on to a newly created balcony. A balcony at this height, this close to our property, would really overlook our garden and would considerably affect our privacy - an average adult's head-height would be considerably higher than the 1155mm height of the top of the proposed balustrade. I would therefore respectfully ask that this area does not become a balcony.

The existing bi-folding doors to replace the existing obscure French windows on the westerly elevation and provision of side balcony will adversely impact privacy.

Concerned about what is to happen to the remainder of the land that previously formed part of the garden to this property (**Officer's note** - This does not form part of the current proposal, and any application to develop this further area would have to be considered on its merits.)

Amended plan

The revised plans delete the bi-folding doors in the side elevation and now propose a window with obscured glass. This is supported, I am very grateful for this revision and now consider that it is perfectly acceptable, however, my earlier comments and concerns outlined in my email dated 31 July with regards to the balcony on the rear elevation however remain.

Comment: See section 7

7 Planning Considerations

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 streetscene
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the streetscene

The main impact on the street scene relates to the first floor front extension, which would be constructed mainly above the existing ground floor front projection. The proposed extension would be constructed in render and cedar cladding with the roof tiled to match the existing house. Whilst the proposal introduces different materials the resulting development is visually acceptable, and the front extension which would be set back from the road would not adversely impact the street scene and accords with the provisions of Policy CS16 1 c.

(iii) Impact upon residential amenity

The main impact relates to 13a Billet Avenue which lies to the north west. The plans have been amended to provide obscure glazing in the form of a window in the side elevation of the existing first floor elevation facing this property and the adjoining roof area, which is currently accessed by obscure glazed French doors, would no longer be accessible for use as a balcony.

In respect to the proposed rear extension, this would be single storey and extend slightly beyond the extension to be replaced, to a depth of 3.4m, but would be set off the boundary with No 13a and there is no adverse impact from the bulk of development. The plans indicate the provision of bi-fold doors in the rear elevation which would lead out onto a large balcony approximately 13m by 2.5 m. The use of this area because of its elevated nature has the potential to cause loss of privacy and noise nuisance. However, the existing French doors in the side elevation allow access to a roof which has previously been used as a balcony despite only a low retainer and no proper balustrade. Overall the area now proposed as balcony would not be appreciably larger and it would be sited further from the boundary with No 13a. as such it is difficult to substantiate that there would be a material increase in

detriment to the amenities of No 13a.

In respect to 40 Highfield Avenue, this property lies to the rear and the extensions would be in the region of 30m from the boundary with this property. Given this separation, although the balcony area is large, a refusal based on loss of privacy and potential noise nuisance could not be substantiated.

The proposal as now amended is considered to be of acceptable siting and design and have due regard to the amenities of the neighbouring properties and to comply with the provisions of Policy CS16 1 e.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00735, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plans and elevations Drg No. KAS 01A Rev B, 1 of 2 and 2 of 2.

Reason: - To ensure provision of a satisfactory development.

- 3 The proposed first floor window to bedroom 5 in the existing north west side elevation of the building and side balustrade to the rear balcony as shown on drg KAS01A shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2012.