
Site Address:	9 Brewster Close, Waterloooville, PO8 8HY		
Proposal:	Proposed first floor rear extension and alterations to existing fenestration.		
Application No:	APP/16/00623	Expiry Date:	17/08/2016
Applicant:	Mrs Knowles		
Agent:	Mrs Parker	Case Officer:	Bee Crawford
	Bespoke Architects		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end of terrace property with a brown tiled pitched roof and elevations of red multibrick and tile hanging. The site is level and open to the front with an area of grass and shrubs. The rear garden has a patio area leading to a raised lawn and shrubs and is enclosed by a 1.5 metre high wall and 1.8 metre high fencing, screened by mature trees and shrubs.
- 1.2 The adjoining two storey mid-terrace property is to the east, the rear gardens of properties in Morley Crescent are to the west and a wooded area to the north of Latchmore Forest Grove is to the rear. The area is of medium density with a mixture of two storey terraced, detached and semi-detached properties of similar and different age, style and design.

2 Planning History

04/69578/000 - Single storey rear extension, permitted 22/07/2004.
05/69578/001 - Construction of front entrance porch, permitted 23/12/2005.

3 Proposal

- 3.1 The proposal is for the construction of a first floor rear extension and alterations to existing fenestration to include a new first floor window to the western elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment.

Arboriculturalist

No objection. If permission is granted, the following informative would need to be added:

You are advised that facilitation pruning to the trees adjacent in your neighbours' property is required to enable your extension to be built. You should discuss this with your neighbour prior to undertaking any works.

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: 5

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) 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 proposed extension is to the rear of the property, to be built over part of the existing single storey extension and would not be visible from the public realm. Although the extension is set in 1.45 metres from the eastern boundary, the original scheme was to extend over the entire depth of the single storey addition which is about 7 metres. Following Officer concerns and further negotiations with the agent, amended plans were submitted on 4 August reducing the depth by approximately 1.7 metres and hipping the roof back with a pitched roof bay window feature to the southern elevation. The 45 degree overshadowing zone test as set out under sections 5.43 and 5.44 of the adopted supplementary planning guidance of the Borough Design

Guide was measured from the eastern-most first floor window of the neighbouring property at number 8, as confirmation was received that the window nearest the boundary serves a bathroom. Consequently, the extension meets the requirements for adequate daylight at number 8 and the reduced depth is considered to overcome concerns about overbearing.

- 7.4 The roof is of a modest height, subservient to the existing ridge, and pitches away from the property boundaries. Subsequent to the receipt of amended plans, the design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The original scheme was set in from the eastern boundary by 1.45 metres and this, together with the amended plans which reduced the depth of the extension by approximately 1.7 metres would result in the extension falling outside the 45 degree overshadowing zone taken from the bedroom window of the neighbouring property.
- 7.6 There are no windows in the eastern elevation of the proposal and the two new windows in the western elevation are to be obscure glazed as per drawing number PL02F. However the plans do not state level of obscuration, therefore a condition is recommended to mitigate any overlooking of the rear gardens of the properties in Morley Crescent.
- 7.7 Whilst there are rooflights in both sides of the proposal it is deemed there would be no increase in the degree of overlooking which is evident from the existing first floor rear windows.
- 7.8 It is considered the amended plans have addressed the concerns to moderate the impact on the neighbouring properties and the proposal is unlikely to appear overbearing or lead to additional overlooking, 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00623 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the western elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

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

Location plan

Drg No. PL03B

Proposed block plan

Drg No. S01A

Existing floor plans

Drg No. S02A

Existing elevations plan

Drg No. PL01E

Proposed first floor plan

Drg No. PL02F

Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.