
Site Address: 4 Wallis Gardens, Waterloooville, PO7 7SA
Proposal: First floor extension above the existing garage (North elevation) and two storey extension (South elevation) following removal of existing ground floor extension and other alterations.
Application No: APP/15/00867
Applicant: Mr Knight
Agent: Mr Jay
Ward: Waterloo

Expiry Date: 29/09/2015
Team: Team 2
Case Officer: Rachael McMurray

The Planning Service

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the corner of a residential cul-de-sac in Waterloooville. It comprises a two-storey detached dwelling of brick and tile construction. The property has a cat slide roof on the north elevation and a dormer window which looks towards No. 3 Wallis Gardens. There is a driveway to front which can incorporate approx. 3-4 parked cars. The private amenity space is located at both the rear and the side of the dwelling. The side / east elevation includes a conservatory which overlooks the side garden. The rear elevation includes a single storey rear extension which was approved under APP/10/00373. This garden is enclosed by a 1.8m high fence and semi-mature planting. The site is level.

2 Planning History

APP/10/00373

First floor side and single storey rear extension. Approved - 27/9/2010. The single storey rear extension has been implemented.

3 Proposal

The proposal includes a first floor extension above the existing garage and a two-storey extension and new chimney stack to the south elevation following the removal of the existing ground floor extension and other alterations. It also includes a new pitched roof over the existing flat roof porch and a canopy roof extension to the rear 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 objections

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: 1 x letter of support. Also refers to parking of construction vehicles on highway verges, which is not a material planning consideration.

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) Appropriateness of the design and 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) Appropriateness of the design and impact upon the streetscene

The various proposed extensions/additions would integrate well with the existing dwelling and overall would achieve a cohesive form of architecture with balanced fenestration and roof forms and matching materials. The inclusion of a chimney stack on the south elevation contributes an attractive feature which enhances the overall design.

The extension to the north elevation would close up the existing space at first floor level. However, No. 3 Wallis Gardens includes a single storey, double garage on the south elevation which retains a sense of spaciousness between the two properties. As the property is located in the corner of the cul-de-sac, the extension to the south elevation would not be highly prominent.

Overall, given the high quality of the proposed design, it is considered that the proposal would enhance the visual amenity of the streetscene and is in accordance with the advice laid out in Policy CS16 (High Quality Design) of the Local Plan.

- (iii) Impact upon residential amenity

No 3 has a first floor window in the side elevation which faces onto the application site. The proposed extension to the north elevation would be visible from this window. However, the separation distance of 7.5m would reduce the visual impact and also, the extension would not extend either forward or rear of the existing building line so it would not impede past the 45 degree lines of sight. Furthermore, there is currently a dormer window which faces onto No.3, but as there would not be any windows in the side elevation of the extension, the impression of overlooking would actually be removed.

No. 5 Wallis Gardens sits at a right angle to the application site and comprises a chalet bungalow. The extension to the south elevation would be visible from the only window in the north facing elevation of No. 5 however this would be at an angle and obscured by semi-mature planting on the shared boundary. There would be a window at first floor in the south extension. However, this would be over 13.5m in distance from the shared boundary with rear garden of No.5 and is therefore considered acceptable in terms of a reduced potential for overlooking. Overall it is considered that the proposals would not have an adverse impact on the amenity of No.5.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00867 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 external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north or south elevations without the prior written approval of the Local Planning Authority.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed location and block plans - P001
Proposed elevations - P002
Proposed west elevation - P003

Proposed north elevation - P004
Proposed east elevation - P005
Proposed south elevation - P006
Proposed front views - P007
Proposed rear views - P008
Proposed floor plans - P009
Proposed sections - P011
Proposed ground floor plan - P012
Proposed first floor plan - P013

Reason: - To ensure provision of a satisfactory development.