
Site Address:	26 Park Road, Purbrook, Waterloooville, PO7 5ES		
Proposal:	Rear extension; alterations to roof including raising the height, dormers and chimney. Alterations to garage.		
Application No:	APP/16/00425	Expiry Date:	01/07/2016
Applicant:	Mr Tyler		
Agent:	Mr Power	Case Officer:	Harriet Pitney
	Thorns Young		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey dwelling with a concrete tiled pitched roof and elevations of cream render. The site is slightly sloping with a north to south incline and benefits from open vehicular access to the front driveway enabling the provision of off-road parking for 3 vehicles. The front driveway is hard surfaced, with a timber fence defining the front boundary to the property approximately 1 metre in height. The rear garden is enclosed by a timber fence approximately 2 metres in height.

The property already benefits from additional living accommodation within the roof of the property, with an existing dormer present to the western elevation. The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a varied age and design.

2 Planning History

None relevant

3 Proposal

This application is for a rear extension measuring 3.2 metres in length and 3.4 metres in height, alterations to the roof including raising the ridge height by 1 metre, the incorporation of three pitched dormers to the western elevation and a flat roofed dormer to the eastern elevation, a chimney and alterations to the garage measuring 2.5 metres in depth, 9 metres in length and 3.5 metres in height.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Council Borough Design Guide, Supplementary Planning Document-
December 2011

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The highway authority have no adverse comment regarding this application

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area therefore development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

Whilst the flat roofed dormer to the eastern elevation is not an optimum design solution, it is important to note that an equivalent dormer could be constructed under Permitted Development in terms of its shape, mass and bulk. Whilst the dormer subject of this application can not be considered under the PD criteria by virtue of the increase in ridge height, the dormer is not visible enough from the streetscene to

cause a detrimental impact on the visual amenity of the surrounding locality warranting a refusal of planning permission.

The three dormers proposed to the western elevation are more visible from the streetscene, however, their design is compliant with Havant Borough Councils Supplementary Design Guidance and are considered to improve the visual appearance of the area. Taking into account the varied streetscene, the development is considered to be in keeping with the character of the existing streetscene, particularly given the other examples in the road of development at a two storey level. On this basis, the increase in ridge height is also considered to be acceptable.

The rear extension is set away from the street scene of Park Road and as such will not have any significant impact visually on the character and appearance of the area.

With regards to the garage alterations, the property already benefits from a garage in this location of a similar size and scale. Whilst this element of the proposal would be partially visible from the streetscene, the existing garage is considered to be in a dilapidated condition and as a result the proposed extension is likely to improve the appearance of the existing street scene.

The proposal overall is therefore considered to not cause any harm to the character and appearance of the streetscene and is therefore compliant with policy CS16 clause 1. c).

(iii) Impact upon residential amenity

No objections have been received in relation to this application.

Whilst the flat roofed dormer to the eastern elevation is positioned in close proximity to the adjacent neighbouring property at No.28, it is important to note that there are currently no windows within the side elevation of this property and on this basis the proposal would not result in any loss of light, privacy or result in any overlooking. Furthermore, the windows proposed are not intended to serve habitable rooms and will serve a bathroom and en suite resulting in obscure glazing as well as a stairwell landing area. On this basis, this element of the proposal is considered to be in accordance with Policy CS16 of the Havant Borough Council Core Strategy.

With regards to the three pitched dormers to the western elevation, it is considered that there is sufficient distance between the application site and the adjacent neighbouring property at No. 24 to not result in any detrimental impact on neighbour amenity. A dormer window is already present within this elevation and the additional potential overlooking as a result of the three smaller dormers would not be significant in an established area.

The increase in ridge height and resultant mass and bulk of the property is also considered to be acceptable to neighbouring amenity given the marginal increase in height and taking into account the surrounding development at two storey level.

The existing boundary treatment currently comprises a timber fence approximately 2 metres in height enclosing the application site and provides screening from the public realm. Whilst it is noted that the incorporation of the french doors and Juliet balcony to the rear will result in some impact at first floor level, it is considered that there is sufficient distance between the application site and the properties to the rear to not result in any detrimental impact on neighbour amenity.

With regards to the alterations to the garage, it is important to note that a structure already exists in this location and the proposed alterations are seeking to increase the overall height by 1 metre. This increase is not considered to significantly worsen the impact on the surrounding and adjacent neighbours and together with the current boundary treatment to the rear, is considered to be well screened from the public realm. The existing garage is considered to be in a dilapidated condition and the proposed alterations would enhance the visual appearance of the area.

The proposal overall is therefore considered to not cause any harm to adjacent residential amenity and is therefore compliant with policy CS16 clause 1. e).

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Council's Core Strategy. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00425 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 Compulsary 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Red line plan- received 25th April 2016
Block plan- received 25th April 2016
Existing plans (Drg. No. 9061.16.1. revision A)- received 6th May 2016
Proposed plans (Drg. No. 9061.16.2. revision A)- received 25th April 2016

Reason: - To ensure provision of a satisfactory development.