
Site Address:	120 London Road, Widley, Waterlooville, PO7 5EW		
Proposal:	Proposed first floor side and rear extensions.		
Application No:	APP/15/01370	Expiry Date:	15/02/2016
Applicant:	Mr & Mrs Wright	Team:	Team 1
Agent:	Mr Curnow	Case Officer:	Brendan Flynn
	Thorns-Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

120 London Road, Widley, Waterlooville, PO7 5EW1.

The site relates to a semi detached two storey dwelling, located on the east side of London Road. The dwelling is set back from the road by approximately 17m and this large front forecourt area is graveled for the parking of several vehicles. The property has an existing single storey rear extension and a side extension abutting the northern boundary. The property to the north is a large detached bungalow which is set forward of the application dwelling. This property is sited close to the boundary such that the separation distance between the application dwelling and number 122 is 5 metres. The adjoining property to the south is a two storey semi detached dwelling

2 Planning History

06/65352/001 Single storey side extension

3 Proposal

Proposed first floor side and rear extensions.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water None received

Arboriculturalist Not required TPO on neighbouring property not affected by proposal

FAO Mr P Marshall, Development Engineer 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

a) Concerned about enjoyment of garden amenity.

b) have had many years abuse & vandalism from them to my cost *Not a material consideration.*

c) Loss of privacy

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
- (iv) Highways and 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.

(ii) Impact upon the streetscene

The design is appropriately subservient to the host dwelling with the ridge set down and the roof hipped to maximise the amount of space about the roofline. The existing

single storey side extension already sits on the boundary. As noted, the hipped roof will help to lessen the bulk of the proposal in street scene terms and combined with the significant set back of the first floor addition the proposal would not be overly dominant in the street scene or out of character with its immediate setting. Therefore, whilst not strictly complying with the recommendations for side extensions in the adopted Design Guide, the proposal is nevertheless considered appropriate in street scene terms and informed by its immediate locality in accordance with Policy CS16 clause 1c.

(iii) Impact upon residential amenity

The proposed extension has a blank south facing side elevation, ensuring no direct overlooking to the adjoining property - and permitted development rights would only allow for the insertion of an upper floor side window if it was both obscure glazed and non-opening where below 1.7m from the internal floor level. This would adequately protect the amenity of the neighbours from any future side windows and overlooking. The north facing window is a high level obscure glazed window and it is considered appropriate to condition this window to be retained as such. With respect to outlook and light, there is a sufficient degree of separation between the proposal and the neighbouring properties the extension itself would be within the shadow of the main house and with a lower height and set back, any additional overshadowing would be limited, it is considered that any loss of amenity to neighbouring residents would be minimal. Accordingly the proposal is considered compliant with Policy CS16 clause 1e.

(iv) Highways and parking

The proposal would result in a 4 bedroom dwelling requiring 3 on site parking spaces, these can be achieved on site and there is no highway objection to the proposal.

8 Conclusion

The proposal is an appropriate form of development that will not cause unacceptable harm to the amenity of adjacent residents or the visual appearance of the locality. As such it is recommended to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01370 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 / building hereby permitted the windows in the first floor on the North 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:

O/S Site plan, Drg No.8255.15.1 Rev A, 8255.15.2 Rev B all plans received 21Dec 2015

Reason: - To ensure provision of a satisfactory development.