
Site Address:	146 London Road, Waterloooville, PO7 5ST		
Proposal:	First floor extension.		
Application No:	APP/16/00542	Expiry Date:	26/07/2016
Applicant:	Mr Collett		
Agent:	Mr C Curnow	Case Officer:	Tina Pickup
	Thorns - Young Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached 1930's chalet style dwelling located on the south-eastern side of London Road. It has a white painted rough render finish beneath a steeply pitched, gable fronted plain tile roof. The dwelling is set back in line with others in the street scene by approximately 15m and this frontage area is largely hardsurfaced providing parking. In the south-west corner of the dwelling is a linked pitched roof single storey building with an 'L'-shaped footprint- probably originally a garage but now converted to living accommodation (a bedroom and ensuite). This building is set on the boundary with number 144 London Road which in turn has a pitched roof garage sitting alongside and slightly further back. The dwellings either side in London Road are large detached two storey properties.

Within the rear garden and close to the rear of the single storey building is a significant and mature Scots Pine tree which is not subject to a TPO. The southern boundary of the site abuts the garden of number 111 Corbett Road which is set at 90 degrees to the site. Number 4 Mountbatten Drive backs onto the rear of number 144 London Road but also the western garden boundary of the application site. 4 Mountbatten Drive has a very short rear garden with large glass conservatory.

2 Planning History

98/50027/001 - Single storey rear extension., PERM,30/10/1998

3 Proposal

It is proposed to add a first floor to the existing side single storey linked building. During the course of determining this application amended plans have been received and the revised plans propose adding 1m to the eaves making them 3.75m high with a resultant ridge height of 6m. The first floor addition would be 'L' shaped but not itself attached to the main dwelling - the link would remain on the ground floor but the proposed first floor addition set back from the rear facade of the main dwelling by 0.7m. Internally the proposed extension would include stairs up to an additional bedroom and ensuite. Two roof lights are proposed in each of the east and west roof slopes, together with a glazed gable end with window in the front and rear elevations (omitting an originally proposed Juliet balcony from the rear elevation). An obscure glazed bathroom window is also proposed in the first floor side, eastern elevation. The amended plans also propose tile hanging to the upper elevations.

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)

Borough Design Guide SPD, 2011

Residential Parking and Cycle Provision SPD 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - no adverse comments

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Stand alone first floor build will dominate garden and rear of house; large scots pine causes loss of light; does not blend with neighbouring properties which are all 1920/30s

Comment: See considerations below

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) Impact on tree

(v) 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. The application is submitted as a householder extension and although a second stairwell is proposed there is no intention by the current applicants to occupy the extension as anything other than as a single family dwellinghouse. To ensure the occupation remains ancillary to the main house it is recommended to add a condition to this effect.

(ii) Impact upon the streetscene

The side building to be raised in height is set back to the rear of the dwelling, which is also set back some 15m from the road behind mature hedging. The increase in height to 6m is still lower than the main house and as such in street scene terms the extension remains subservient to the host dwelling. The distances and siting are such that the proposal will have little impact on the visual appearance of the streetscene. The objectors letter notes the design is not in keeping with surrounding properties - but it is considered that the design reflects the host dwelling with the steep roof pitches and proportions matching the original.

(iii) Impact upon residential amenity

The amended plans reduced the height increase to eaves and ridge to an absolute minimum, taking off 200mm from the original submission. Number 144 to the south-west has its side driveway and a detached pitched roofed garage set overlapping the building to be extended up. The 1m increase in height of eaves would form the side boundary to No 44 and at 3.7m high would be quite dominant. However there would be no actual harm from this addition as it would largely sit adjacent the garage and driveway of No 44 and not result in any overshadowing or loss of light to any habitable windows or sitting out areas.

The objector is from 148 to the north-east and is concerned at effect on outlook and light. The proposed alterations only increase the height and do not enlarge the existing footprint which is set within the south-western half of the plot. Therefore the separation of the structure remains and the scots pine tree provides some natural screening. The shadow from the increased height would largely fall across the applicants own site with minimal shadow effect on the garden of No 148. The window facing No 148 serves a bathroom and would be obscure glazed, and the two roof lights are set at 1.8m above floor level and therefore above eye height. Accordingly there would be no overlooking or loss of privacy to No 148. In terms of outlook, the heightened structure would be visible from the garden and rear windows but whether this would materially harm the occupiers outlook is a judgement. The spacious and sizeable plot of No 148 means that the proposed structure would not dominate the whole length of the shared boundary, but just a small proportion.

The amended plans have included tile hanging at first floor as a result of a suggestion made by the objector who noted this would ease long term maintenance (being under the tree the previous white render would have needed regular repainting) and make the visual appearance less harsh. On balance it is considered that whilst the occupiers of No 148 will be able to see the proposed extension, the actual harm to their amenity would be minimal.

No 4 Mountbatten Drive to the rear is sited relatively close to the rear facade of the proposed extension due to its truncated garden. Having a large glass conservatory the originally proposed Juliet balcony would have resulted in a perception of overlooking. The amended plans have omitted this feature and standard first floor windows are an established feature of this residential area.

On balance it is considered that the proposed increase in height would not materially affect the amenity of neighbouring residents and would be compliant with Policy CS16.

(iv) Impact on tree

The scots pine tree is not TPO'd and there are no changes to the footprint necessitating any foundations or groundworks which may affect the roots. The canopy may be affected by increase in height and the applicants are seeking separate arboricultural advice regarding appropriate pruning. Since the tree is not protected and does not provide a public amenity, it is not considered appropriate to restrict the proposed development based on the tree.

(v) Highways and parking

The proposal results in an additional bedroom and additional on site car parking space would be required - but the fore court area is ample to accommodate this. There is therefore no highway objection to the proposal.

8 Conclusion

The application is considered acceptable and recommended for conditional permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00542

(A)

(B) 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not in a satisfactory position to be

occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The external materials used shall be as indicated on the hereby permitted plans and shall match, in type, colour and texture, to 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the ensuite window in the first floor on the north-east facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level 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.

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

1:1250 Site Location Plan Order Licence Ref 01999481

1:500 Site Plan Order Licence Ref 01999480

Proposed Floor Plans, Elevations and Section- Drawing No 9102.16 rev D

Reason: - To ensure provision of a satisfactory development.