
Site Address:	19 Rosemary Way, Cowplain, Waterloooville, PO8 9DG		
Proposal:	Rear extension and alterations to roof to provide first floor accommodation.		
Application No:	APP/15/01149	Expiry Date:	04/12/2015
Applicant:	Mr Barton	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a link detached bungalow and garage currently undergoing refurbishment, with a brown tiled pitched and hipped roof and elevations of red and yellow multibrick. The site is at a slightly higher level than the road and has open vehicular access to the front with an area of grass and shrubs. The rear garden consists of grass and a patio area with 1.5 metre high fences to the northern and southern boundaries and a 1.8 metre high fence to the rear boundary.
- 1.2 Detached and link detached bungalows are to the north, south and opposite the site and the rear garden of a bungalow in Wyndham Close is to the west (rear). The area is of medium density of detached and link detached bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a hip to gable roof extension to the front (to a depth of 3.5 metres) and rear (to a depth of 5.9 metres and a rear extension including the provision of accommodation within the roofspace to a depth of 1.4 metres, a width of 9.4 metres with a pitched and small hipped back roof to an eaves height of 2.2 metres and a ridge height of 5.9 metres.

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

Arboriculturalist

Please ensure that the tree in the rear garden is protected during construction with Heras type fencing in line with BS5837 (2012).

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received from one address raising the following concerns:

- 6.1 Proposed first floor window would directly overlook bedroom, kitchen and garden of bungalow to rear causing 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) 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 Due to the open nature of the application site, the front element of the proposal would be visible from the public realm, although there are similar extensions to other properties in Rosemary Way. The majority of the development would be at the rear of the property and the extension would result in a sizeable addition to the property, although the increase in the original footprint is fairly modest. Following officer concerns, amended plans were received on 17 November reducing the roof bulk at the rear of the property with a barn hip. It is judged that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

- (iii) Effect on neighbouring properties

- 7.4 The rear section of the proposal is likely to have an impact on neighbouring properties and an objection was received from the property to the rear raising concerns about the new first floor window resulting in overlooking and loss of privacy. Whilst it is acknowledged that there would be an impact on this property, the proposal meets the criteria for rear extensions set out in the Havant Borough Council Design Guide. This recommends rear extensions should maintain a distance of 8 metres from the extension to the rear boundary of the application site, and a distance of 20 metres from the extension and the rear elevation of the neighbouring property to the rear. It should also be noted that the proposed first floor window is of a modest size serving a bedroom, and a larger dormer window could be constructed within the realms of permitted development which could exacerbate the impact on the neighbouring property. Whilst the new first floor window would result in some overlooking and loss of privacy to the property at 12 Wyndham Close, it is doubtful as to whether the detriment is so great as to warrant a justifiable reason for refusal.
- 7.5 There are windows to both side elevations of the roofslope, however they have been conditioned to protect the privacy of the neighbours at numbers 17 and 21 Rosemary Way. The property is 1.5 metres to the northern boundary and 2.2 metres to the southern boundary, and although the roof extension is sizeable, there is no increase in the overall width of the property and the design of the roof pitches away from these neighbouring properties which would lessen any perception of the development being overbearing.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing and the impact on adjacent properties and the property to the rear is deemed to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01149 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the rooflights on the side elevations 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 No development shall take place until all trees that are to be retained within the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 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:

Location plan

Site layout plan

Drg No. 4298/200

Drg No. 4298/1 - Rev A

Drg No. 4298/2

Drg No. 4298/3 - Rev B

Drg No. 4298/4 - Rev B

Drg No. 4298/5 - Rev B

Drg No. 4298/6 - Rev A

Proposed roof plan

Existing ground floor plan

Existing elevations plan

Proposed ground floor plan

Proposed first floor plan

Proposed elevations plan

Section plan

Reason: - To ensure provision of a satisfactory development.