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|-----------------|-------------------------------------------------------------|---------------|---------------|
| Site Address:   | 14 London Road, Widley, Waterlooville, PO7 5BS              |               |               |
| Proposal:       | Two storey side extension and single storey rear extension. |               |               |
| Application No: | APP/16/00310                                                | Expiry Date:  | 24/05/2016    |
| Applicant:      | Mr & Mrs Prizeman                                           |               |               |
| Agent:          | Mrs Parker<br>Bloomfield Parker Architects<br>Ltd.          | Case Officer: | Emma Chisnall |
| Ward:           | Purbrook                                                    |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

14 London Road is a large detached dwelling with period features and is constructed of red bricks with tile hanging and pebbledash render for the walls and the roof is constructed of slate tiles and is gable ended. No 14 is situated on level ground and has a generous front amenity space which is hard-surfaced for the provision of parking approx 3 cars. The boundary around the front of the dwelling has a varying height of hedging around approx 1.5m-2m high. To the rear of the dwelling the amenity space is adequate in size and is used as garden space with a boundary along the south made up of hedging approx 2m high with higher hedging and trees along the north boundary approx 3m high.

## **2 Planning History**

03/57487/002 - Two storey extension to south (side) elevation. Extension at first floor level to north (side) elevation. Erection of a detached pitched roofed single storey motorcycle garage to the west of the dwelling., PERM,27/05/2003

04/57487/003 - Two storey extension to south (side) elevation. Extension at first floor level to north (side) elevation and erection of a detached pitched roof single storey motorcycle garage to the west of the dwelling. (Part Retrospective)., PERM,20/09/2004

07/57487/005 - Retention of single storey rear extension., PERM,22/11/2007

GEN/15/01131 - Side and rear Extension., ,18/11/2015

## **3 Proposal**

Two storey side extension and single storey rear extension with balcony to rear. The proposed works to the ground floor will create a kitchen/breakfast room with a utility room to the side. On the first floor the proposed works will create an enlarged bedroom area and an outside balcony.

## **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**

None

## **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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

### **Summary:**

1. Concern that the development will appear over-bearing and bulky.
2. Concern that the development will impact privacy levels and cause over-looking.
3. Concern development works may restrict access along the south road.
4. Concern over the potential loss of the boundary hedge.

### **Comment:**

1. To be discussed further in the report under section 7, policy considerations.
2. To be discussed further in the report under section 7, policy considerations.
3. This would be a civil matter and not something that could be commented on nor considered in regards to the decision of planning permission. It is suggested that this is discussed directly with the applicant or if concerns are raised at the time, the highways team.
4. It has been confirmed by the agent that the intention is to maintain and keep all boundary hedges as they are existing to maintain and protect privacy levels.

## **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 character of the area
- (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) Impact upon the character of the area

The proposed works will be taking place to the side and rear of the dwelling but will be positioned behind the front elevation so will be hidden from the public realm. Due to this the character of the dwelling and the view from the streetscene should remain unaltered from this viewpoint. It is considered that from where previous works have taken place to No 14 that the new proposed works will connect the dwelling better and give it a whole and approved appearance in shape and design.

Development of this kind along London Road is not un-common and examples of similar development can be seen from the rear meaning that the proposed works to No 14 should not look out of place nor set a precedent for this time of expansion.

Materials have been proposed that will be matching to that of the existing dwelling which will help the proposed works to look in keeping with the original dwelling's design and maintain character.

(iii) Impact upon residential amenity

Objections have been raised in regards to the proposed works and in particular to the proposed balcony to the rear of the dwelling at first floor level. Amendments have been made to the plans to now include 1.7m high obscure glazed screening to the sides of the proposed balcony in an attempt to reduce the potential for over-looking and loss of privacy to neighbouring dwellings which was a strong concern raised. It is considered that this should be an effective measure to protect privacy levels whilst allowing the space to be used as balcony.

It is considered that No 14 has the space available in order to carry out the works without much loss to their amenity space at the rear. The substantial screening in place around the rear boundary contributes greatly to the protection of privacy between No 14 and No 16 and it has been asked and confirmed that this will be maintained and kept to the same height and thickness in order to protect this privacy. This will also be conditioned with the planning permission.

No 16 London Road will look onto the north elevation of No 14 which should not change significantly from the proposed works. The elevation will remain set away from the boundary and there will be no new windows or access doors installed that could compromise privacy and cause over-looking. The change will be from the rear extension but it is considered that as this will be set away from the boundary and that the height will be single storey that the appearance of the extension should not appear significantly bulky or obtrusive. The balcony along this elevation will have obscure glazing to the full depth to reduce over-looking and minimise harm.

The proposed south elevation will involve a change from three long windows to three much smaller windows for the proposed living room which is considered to offer an improvement on the existing and reduce the amount of space to look out of and cause over-looking. New windows are proposed at a similar size and level for the utility room but as this will not be a primary room with a regular presence in it and that the screening in place is substantial it is considered that it would not lead to a significant

increase in harm caused. An access road runs along the side elevation of No 14 and therefore this will create distance between the proposed windows and No 12 which is considered sufficient distance to reduce the potential harm caused.

The development can therefore be considered acceptable.

## 8 **Conclusion**

No 14 London Road occupied a plot with generous space to front and rear of the dwelling. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwells or the character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00310 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 balcony shall not be brought into use until the obscure glazed screening (to be positioned on either side of the balcony area) is installed in accordance with the approved plans. The obscure glazed screening must be maintained in accordance with the permitted plans at all times thereafter.  
**Reason:** To protect the amenity and privacy of neighbouring dwellings 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:  
Site Plan: Drawing No P103  
Existing Plans and Elevations: Drawing No P100  
Proposed Plans and Elevations: Drawing No P101- Revised Drawing No P101 A  
**Reason:** - To ensure provision of a satisfactory development.