
Site Address:	23 Ferndale, Waterloo, PO7 7PH		
Proposal:	Proposed two storey rear extension with external alterations, including side dormer windows. (Re-submission of APP/15/00841.)		
Application No:	APP/16/00046	Expiry Date:	11/03/2016
Applicant:	Mr & Mrs Paul Hale	Team:	Team 2
Agent:	Mr Bernard Harding	Case Officer:	Bee Crawford
	BH Architecture Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and integral garage with flat roof dormers to the side, front and rear. It has a brown tiled pitched and hipped roof with elevations of red multibrick. The site is level with open vehicular access to the front and an area of block paving and grass. The rear garden consists of a patio, grass, a shed and shrubs enclosed with 1.6 metre high fencing rising to 1.8 metre high fencing to all boundaries.
- 1.2 Detached chalet style dwellings are to the north and south, a two storey detached property is opposite and the rear gardens of properties in Cavendish Drive are to the rear. The area is of medium density with a mixture of detached two storey and chalet style dwellings of a similar age, individual and similar style and design.

2 Planning History

05/71069/000 - Raise roof accommodating two storey rear extension, rear conservatory. Dormer window to north elevation; curved roof to front dormer window, permitted 22/02/2006

07/71069/001 - Application to extend existing dormer to the west (rear) and north (side) elevations, to include a flat roof, permitted 03/05/2007

APP/15/00841 - Two storey rear extension, withdrawn 14/09/2015

3 Proposal

- 3.1 The proposal is for a two storey rear extension with external alterations, including side dormer windows (re-submission of APP/15/00841).

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

Engineering/Drainage, Havant Council
No observations.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 The proposal is to the rear and the side of the dwelling and would be partially visible from the public realm, although the property is approximately 9 metres from the highway. The extension would be a generous addition to the property, however it is considered that this can be adequately accommodated within the extent of the site. Following the withdrawal of APP/15/00841, it is judged the revised plans would result in a more cohesive form of development. It is therefore considered 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 Whilst the extension would be sizeable, it follows the line of the existing ridge and does not extend beyond the side elevations of the dwelling. There is a distance of approximately 1 metre to the side boundaries of the property. The scheme would replace the large rear dormer, consequently a degree of overlooking already exists. The proposed new rear first floor windows are smaller only serving one room, and it is judged that any subsequent overlooking would not be harmful to the neighbouring properties. The back elevation of the proposal would be in excess of 15 metres from the rear boundary of the application site, and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.5 There are two new windows to the south west elevation of the roofslope, however they have been conditioned to protect the privacy of the neighbours at number 21 Ferndale who benefit from a similar type of extension. The design of the roof is barn hipped and pitches away from the neighbouring properties which would lessen the bulk and any impact of the development being overbearing.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent to the application site and the surrounding properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for the scheme.

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/16/00046 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 windows in the first floor on the south west 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:

Drg No 1 Existing floor and elevations plan
Drg No 2 Proposed floor and elevations plan
Drg No 3 Location and proposed block plan
Drg No 4 Existing and proposed roof and section plan

Reason: - To ensure provision of a satisfactory development.