
Site Address:	76 London Road, Cowplain, Waterlooville, PO8 8EW		
Proposal:	Replace existing single storey rear extension and addition of 2 ground floor windows (south and north elevations) and 1 first floor window (east elevation).		
Application No:	APP/14/00181	Expiry Date:	17/04/2014
Applicant:	Mr Prowse	Team:	Team 2
Agent:	Mr Fricker	Case Officer:	Tina Pickup
	JPF Building & Surveying		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site relates to a detached two storey dwelling, with gable end front, located on the east side of London Road, opposite a pedestrian crossing and Longwood Avenue. The dwelling is located close to the southern boundary of the plot, set back from the road by approximately 10m and this large front forecourt area is graveled for the parking of several vehicles. Additionally there is a detached single garage located adjacent the northern boundary, set back behind the house. This garage is aligned with the side elevation of the property to the north (a bungalow).
- 1.2 The property to the south is a two storey dwelling having a mansard style roof; there are two obscure glazed high level windows at ground floor level in the side elevation facing the application site. This property is sited close to the boundary such that the separation distance between the application dwelling and number 74 is only 1.5m. There is a low brick wall (approx 1.2m) providing this southern side boundary between the two properties. The rear elevation of nos 74 includes a back door closest to the site with a window beyond that.
- 1.3 To the rear the application site currently has a small flat roofed extension (a rear porch/wc). Nos 74 adjacent has a brick built shed located within 4m of their rear facade, that forms the boundary line with the application site. Up to this shed the low brick wall provides the dividing boundary; it is supplemented with some chicken wire above, probably to keep dogs in. Beyond the shed the boundary increases to a 1.8m high close boarded fence.

2 Planning History

None

3 Proposal

- 3.1 The proposal involves the demolition of the existing single storey rear extension/porch and its replacement with a gable pitched roof, rear extension measuring 5.1m in width by 3.2m in depth. The height to eaves would be 2.6m and to ridge 4.3m. Patio doors and a window would be included in the rear elevation with an additional window in the north side elevation. Two roof lights would be included, one in each of the new roof slope. The proposal also involves the addition of 3 extra windows: 1/ a small obscure glazed window in the ground floor of the south elevation (to serve a new w.c. under the stairs) 2/ an additional side window in the north

elevation and 3/ an additional window at first floor level in the rear elevation.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The site is located within a defined urban area where development is considered to be acceptable in principle subject to other development control considerations. The proposed development only needs planning permission by virtue of its height - the total ridge height is 4.314m which exceeds the 4m limit of permitted development.

(ii) Appropriateness of design

The proposed design incorporates a pitched roof gable end which carefully

repeats the design of the original dwelling - the height presumably exceeds the permitted development height of 4m because the angle of the roof which matches the relatively steep angle of the main roof. This is visually sympathetic to the character of the host dwelling and considered appropriate in design terms. Similarly the addition of the first floor window in the rear elevation provides additional visual balance to that elevation. Overall the rear elevation is visually enhanced as a result of the proposal.

(iii) Effect on neighbouring properties

The site is located in very close proximity to nos 74 to the south (just 0.5m to the boundary wall) but the relatively low eaves (2.6m) with roof that slopes away minimises any overbearing or sense of enclosure effect. Additionally the orientation of the site is such that the extension is located to the north of nos 74 so there will be minimal loss of daylight or overshadowing. The existing rear porch currently measures 1.8m deep and includes 2 small windows facing nos 74. The proposed extension is 3.2m deep but with no windows facing 74 (this can also be conditioned). The proposed additional window in the south elevation would be obscure glazed and is only directly facing the side elevation of 74 with its mansard style roof and two high level obscure glazed windows. The additional window in the north elevation faces the sites own side drive and there is a high 1.8m close boarded fence on the boundary with 78, protecting privacy here.

Overall the change in outlook to nos 74 is considered acceptable and the proposal is not considered to be detrimental to adjacent residential amenity.

8 Conclusion

- 8.1 The design of the proposal is considered to enhance the property and the modest size extension, being north of the property in close proximity, is not considered to cause any harm to the amenities of the adjacent residents. It is therefore recommended to grant planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00181 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south elevation of the hereby approved extension without the prior written approval of the Local Planning Authority.

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 2012.

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

DWG 02 Existing
DWG 02 Proposed

Reason: - To ensure provision of a satisfactory development.