
Site Address:	15 High Trees, Waterlooville, PO7 7XP		
Proposal:	Two storey side extension including upper gable.		
Application No:	APP/15/00213	Expiry Date:	01/05/2015
Applicant:	Mr Sampson	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached dwelling with a brown tiled pitched roof and mono-pitched and flat roof to the side extension and elevations of brown/red multibrick with brown tile hanging at first floor. The site is level with vehicular access to the front, which has block paving, grass and shrubs, and a 1.5 metre high fence to the front. The rear garden is mainly laid to lawn with a patio area, shrubs and a shed. There is a 1.8 metre high fence to the southern boundary and a hedge in excess of 2 metres high to the northern and western (rear) boundaries.
- 1.2 The rear aspect of two storey detached dwellings are to the north, a private access road and a two storey block of flats beyond lie to the south, two storey detached properties lie to the west (rear) and opposite the site is the side aspect of other two storey detached properties in the cul-de-sac. The surrounding area is of medium density consisting of a mixture of detached two storey dwellings, a two storey block of flats and a modern church of different ages, style and design.

2 Planning History

03/61283/000 - Single storey side extension, permitted 13 August 2003.

3 Proposal

- 3.1 The proposal is for an extension over the existing single storey side addition including the provision of a front gable. It is 6 metres in depth, 4.9 metres in width with a pitched roof and front gable to an eaves height of 4.6 metres and a ridge height of 6.7 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

Property Management (formerly County Estates Department) Hampshire County Council

No response received

Arboriculturalist

No arboricultural objections, please condition as per AMS

Development Engineer - Highways

No adverse comment

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 proposed extension would be visible from the public realm, the property being around 9 metres away from the highway and partially screened. The proposal is approximately 2 metres from the southern boundary, and is being built over the existing single storey side extension. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide, advising that this type of development should be subservient to the main dwelling, set back from the building line and have a lower ridge height.

- 7.4 The Design Guide SPD seeks for side extensions to be subservient to the main house and in this respect it would be preferable if the ridge height were reduced. However the extension is judged to be subservient to the main dwelling by virtue of the proposed width which is half that of the main two storey element of the house, and is situated on a wide plot with a good degree of space around the building. Therefore the extension won't appear cramped or result in an adverse impact on the visual amenity of the locality.
- 7.5 In terms of detailed design the original building doesn't have a front gable, and the introduction of one will increase the prominence of the extension. Furthermore the pitch of the proposed gable is very different from that of the main building which does not comply with the design guide which seeks similar pitches. However the building stands somewhat apart from its neighbours and adjoins a flatted complex rather than similar housing, as such this new variation the appearance of the building is unlikely to be harmful to the wider area. Although it does not comply with the design guide the appearance is not considered so severe as to warrant a refusal.
- 7.6 In summary, the design and appearance of the proposal is deemed appropriate on this particular site and its context, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 The proposed extension is to the southern elevation of the property with no side windows and does not project beyond the rear wall of the existing dwelling. The neighbouring block of flats is in excess of 15 metres away, beyond a private drive and brick built bin stores. The extension would be visible to the properties to the west (rear), however there is good existing screening and these properties are deemed to be at a sufficient distance (15m to the rear boundary and over 30m overall) so that the impact is consistent with the character of the area. It is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties adjacent to the application site or the properties opposite, meeting the requirements of sections 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/15/00213 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 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 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply, as shown on submitted arboricultural method statement (AMS).

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and 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:

Location plan

Block plan

Arboricultural method statement

Footprint of proposed works

Drwg No. 15HT-EXTN-SIDE-ELV-01

Drwg No. 15HT-EXTN-SIDE-PLN-01

ground floor plan

Drwg No. 15HT-EXTN-SIDE-ELV-02

Drwg No. 15HT-EXTN-SIDE-PLN-02

Drwg No. 15HT-EXTN-SIDE-SCT-01

Existing elevations plan

Existing floor plans, proposed

Proposed elevations plan

Proposed floor plans

Section plan

Reason: - To ensure provision of a satisfactory development.