
Site Address:	38 Park Road, Purbrook, Waterlooville, PO7 5ES		
Proposal:	Two storey side extension; loft conversion with front and rear dormers.		
Application No:	APP/14/01191	Expiry Date:	02/03/2015
Applicant:	Mrs Chandler	Team:	Team 1
Agent:	Mr Davey	Case Officer:	David Eaves
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Two storey detached house in a road of mixed detached and semi- detached houses and detached bungalows.

2 Planning History

None relevant

3 Proposal

Two storey side extension; loft conversion with front and rear dormers.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:
No adverse comment.

Hampshire Biodiversity Information Centre:
Within 50m Protected/Notable Species - Brown Long-eared Bat roost

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: 4

Number of site notices: 0

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) Impact upon the streetscene/character of the area
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Impact on protected species

(i) Principle of development

7.2 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 streetscene/character of the area

7.3 The proposal is to add a two storey side extension to the property which would project to the side boundary with No.36 with front and rear dormer windows.

7.4 The extension would remain retain an element of subservience when viewed from Park Road with the existing front projection with gable and bay windows remaining prominent. The front dormer window has been reduced in size during the application process to be more traditional in appearance. Materials should match those on the existing building with render and tiles.

7.5 Whilst the projection to the boundary is not considered to be ideal, there would remain a visual gap between the application property and the house to the west. It is not considered that any impact on the character and appearance would be sufficient to warrant a refusal of planning permission.

(iii) Impact upon residential amenity

7.6 The main impacts in terms of neighbours are considered to be to No's.36 and 40 Park Road.

7.7 No.36 is to the west and has 1 ground floor (possibly kitchen) window and 1 small first floor window facing the application site. There are no windows proposed in the extension facing west. There would therefore be no additional direct overlooking to these windows. Given the set off from the boundary of the main part of No.36 it is not considered that any impact in terms of mass and bulk would be sufficient to warrant a refusal of planning permission.

- 7.8 The rear dormer window would result in a new 2nd floor window looking down the garden of no.38 which would provide additional overlooking to the rear gardens of No.36 and 40. Any additional overlooking would however be limited and acceptable in my view, and consistent with normal permitted development allowances. It is noted that no objections have been received to this application.

(iv) Parking

- 7.9 In relation to parking, the proposal would increase the number of bedrooms in the house from 3 to 5. Under the Councils adopted residential car parking standards there would be a requirement to provide 3 parking spaces. There is car parking for 3 cars available with a garage and room for parking two cars on the site frontage which is currently laid to gravel.

(v) Impact on protected species

- 7.10 The HBIC has identified a bat roost within 50m of the site, it is not considered that this proposal is likely to impact on the bat roost.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered to have an acceptable impact on the character and visual amenities of the streetscene and on neighbours residential amenities. Adequate parking would be available to serve the needs of the extended dwelling and it is not anticipated that the development would have a negative impact on protected species.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01191 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 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety

and local amenity and having due regard to policy DM13 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 Licence no. 100051661

Site Plan Licence no. 100051661

Car Parking Plan Licence no. 100051661

Proposed Elevations and Second Floor Plan Rev A Dated Aug 14

Proposed Ground and First Floor Plans Dated Aug 14

Reason: - To ensure provision of a satisfactory development.