
Site Address:	2, Chace Gardens, 141 Stakes Road, Waterloooville, PO7 5PL		
Proposal:	Single storey rear extension and 2No. roof dormers to front elevation.		
Application No:	APP/16/00031	Expiry Date:	08/03/2016
Applicant:	Mr Gamlin	Team:	Team 1
Agent:	Mr Bramble-Stewart	Case Officer:	Bee Crawford
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey dwelling and detached garage situated at the end of a private drive. It has a brown tiled pitched and barn hipped roof and elevations of red multibrick and tile hanging at first floor. There is a south/north decline to the access drive and the garage to the front is at a lower level to the garden and house. There is open vehicular access with a gravel drive and main lawned garden to the front (west) with a 2 metre high wall and wall with fence panels to the southern elevation, a 2 metre high fence to the northern elevation and a 2 metre high wall and fence to the rear (eastern) elevation. The small area of garden to the rear consists of a patio and shrubs.
- 1.2 Modern detached two storey properties are to the south and east, an area of woodland is to the north and the rear gardens of properties in Britten Way are opposite, beyond the access drive. The area is of medium density with a mixture of modern detached two storey properties and two storey terraced and semi-detached properties of individual and similar age, style and design.

2 Planning History

06/51138/008 - Construction of 2 detached 4 bedroom dwellings with garages utilising existing access onto Stakes Road, permitted 22/12/2006.

APP/15/01173 - Single storey side extension, withdrawn 14/12/2015.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension (a continuation of the existing utility room), two dormer windows to the front (west) elevation and three rooflights to the rear elevation). The rear extension is 2.5 metres in width, 2.3 metres in depth with a mono-pitched roof (incorporating two rooflights) to an eaves height of 2.4 metres and maximum height of 3.5 metres. The front dormers are 1.9 metres in width, 1.7 metres in depth with pitched roofs to a height of 8.15 metres from ground level. The rear extension and new rooflights would normally fall within the criteria of permitted development, but the original planning permission was subject to conditions restricting development.

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

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

5 Statutory and Non Statutory Consultations

Jamie Gargett, Development Control

The proposed development should not impact on the trees to the rear, outside the curtilage of the garden. No objection.

FAO Estates Manager, Corporate Group

No comments or objections in respect of the development proposed.

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: 1

One objection was received from one address raising the following concerns:

- 6.1 The proposed front roof dormers will directly overlook the back windows and the rear garden of a property in Britten Way.

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 As the application site is situated at the end of a private access road, no part of the development would be visible from the public realm. The scheme would result in a modest addition to the property and the rear extension and new rooflights require planning permission due to a restrictive condition on the original planning permission. It is therefore judged 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 The small rear extension to the property is a continuation of the existing utility room and falls within the criteria of permitted development. It would be approximately 3 metres from the rear boundary and 6 metres from the southern boundary, both of which benefit from 2 metre high screening. It is therefore considered any impact on the neighbouring properties to the east and south would be minimal.
- 7.5 Regarding the proposed front dormers, an objection was received from the property opposite the site (which backs on to the access drive) raising concerns about the new dormer windows resulting in overlooking and loss of privacy to the back windows and rear garden. There is adopted supplementary planning guidance in the form of the Havant Borough Council Borough Design Guide relating to this type of scheme. This recommends rear extensions should maintain a distance of 8 metres from the extension to the boundary of the application site, and a distance of 24 metres from the extension in this instance and the rear elevation of the neighbouring property to the rear. The distance between the front elevation of 2 Chace Gardens where the dormers are to be situated and the rear elevation of the property at 9 Britten Way is approximately 33 metres and therefore meets the requirements set out in the design guide. Furthermore, it was noted at the time of the Officer's site visit that there was perennial mature screening in excess of 3 metres high on the western side of the access drive screening the rear of the properties in Britten Way.
- 7.6 The proposed rooflights in the rear roofslope are of a modest size and high level, and due to the existing first floor windows in the rear elevation it is considered there would not be any additional unacceptable overlooking to the property to the east which is approximately 12 metres away and also benefits from this type of window.
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements 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/16/00031 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drg Ref GAMLIN 01	Existing floor plans
Drg Ref GAMLIN 02	Existing elevations plan
Drg Ref GAMLIN 03	Proposed floor plans
Drg Ref GAMLIN 04	Proposed elevations plan
Drg Ref GAMLIN 05	Proposed parking plan
Drg Ref GAMLIN 06	Proposed block plan
Drg Ref GAMLIN 07	Site plan
Drg Ref GAMLIN 08	Location plan

Reason: - To ensure provision of a satisfactory development.