
Site Address:	102 The Dale, Waterlooville, PO7 5DF		
Proposal:	Two storey and single storey side extension together with conversion and alteration of rear garage.		
Application No:	APP/15/00765	Expiry Date:	09/09/2015
Applicant:	Mr Weeks	Team:	Team 1
Agent:	Mr Brown	Case Officer:	Stephen Andrews
	dwel design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling with rendered walls and plain tile barn hipped roof. The dwelling has an existing single storey rear extension, two side facing dormer windows and detached single garage to the rear/side with driveway to the side of the dwelling and vehicular access at the front on to The Dale.

The area is residential in nature comprising largely of two storey detached and semi-detached dwellings. It is notable that a large number of the semi-detached dwellings are similar in architectural style to the application dwelling.

2 Planning History

None

3 Proposal

Planning permission is sought for a two storey side extension and conversion of the detached garage to habitable space with extension to link the new living space to the host dwelling. In addition there would be internal and external alterations to the existing single storey rear extension to improve the internal layout and use of this part of the dwelling following the above development.

The dwelling would remain as a three bedroom property, with a new store area below the new two storey extension giving the impression of a retained integral garage. On site parking to the side of the dwelling would be retained for at least two vehicles.

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

None

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

One letter of objection received raising the following concerns:

- The side of the proposed two storey extension, built to the shared boundary, will prevent the adjoining neighbour from easily accessing cars parked on the adjacent driveway. At present car doors can be opened over the driveway of the application site. The extension would stop this.
- Concerns regarding drainage and surface water run off
- Reduced natural light to neighbours kitchen window.

Officer Comment:

- The extension is shown to be within the curtilage of the application site and as such would be acceptable in principle. The inability to rely on adjoining land to open car doors would not be a material reason to withhold planning permission.
- The area is not within an area at risk from flooding, as shown on the environment agency's website. Further foul and surface water run off would be directed to existing sewers and soakaways. Therefore it is not considered that the extension proposed would result in an unacceptable flood risk or adversely impact upon existing drainage connections.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

The site lies in the built up area where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

- (ii) Impact on neighbour amenity

It is considered that the only neighbour that would be affected by the development proposed is immediate neighbour 104 The Dale.

The application proposes a two storey addition to the side of 102 The Dale, 4.7m in

depth at ground floor level and 3.8m in depth at first floor level. The ground floor part of the extension would be sited on the shared boundary with 104, whilst the first floor element would be set in approximately 1.1m from the boundary. The extension would result in a gap approximately 3m wide being retained between the flank wall of the extension and that of 104 The Dale (retained as a driveway).

It was noted that there were three windows and the entrance door to the house in the flank elevation of 104 facing the application site. Whilst it is not known for certain what windows these rooms serve, it is known that one of these windows, at least, serves the kitchen (see letter of objection received). It is likely, based on the similarity of the dwellings in this section of The Dale that the internal layout will be the same as the application site, meaning that the two smaller windows either side of the front door most likely serve a hallway (non-habitable space), with the larger window being a secondary kitchen window. The application has therefore been assessed on this basis.

Having regard to the separation distance retained between the proposal and neighbour 104 and the fact that the ground floor windows most likely serve non-habitable rooms or are secondary windows to habitable spaces it is not considered that the proposal would result in unacceptable reductions in light. Sufficient space would be retained to ensure that adequate light levels are retained for these windows, with the development separated far enough from this neighbour so as not to appear overbearing or result in overshadowing. No first floor windows are included in the flank elevation of the proposal so there would be no overlooking or loss of privacy. Windows are concentrated at the front and rear ensuring that the development retains acceptable levels of outlook, consistent with the traditional built relationship found along The Dale.

Whilst it is noted that the extension may result in a restriction to the opening of car doors from the driveway of 104 this is not a material planning consideration when assessing harm. It is noted that a boundary fence could be erected along the shared boundary by either neighbour without consent which would achieve the same restrictions in terms of access.

The plans would still enable the occupants of 104 to open their car doors further up the driveway, towards The Dale, which may not be desirable but could be a solution.

Other neighbours are located well away from the proposal ensuring residential amenity is protected from the development.

Having regard to the above information it is not considered that the development would result in unacceptable harm to neighbour amenity by reason of overbearing effect, overshadowing, loss of light, loss of privacy or overlooking. The development would therefore accord with the relevant requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The two storey side addition is set some 12m back from the street scene of The Dale and some 5m back from the front elevation of the dwelling. It is therefore considered that the development would have limited impact on the character and appearance of the street scene.

Notwithstanding the above the extension is considered to be suitably subservient and in keeping with the built form of the dwelling. It is therefore considered that the

development would not have an unacceptable impact on the character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00765

(A)

(B) 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number (pl)03
Drawing Number (pl)02 Rev.a

Reason: - To ensure provision of a satisfactory development.