
Site Address:	26 Cardinal Drive, Waterlooville, PO7 8LZ		
Proposal:	Single storey front extension and two storey rear extension.		
Application No:	APP/15/00370	Expiry Date:	31/08/2015
Applicant:	Mr & Mrs Clayton	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

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 elevations of red multibrick. The site is level and open to the front and south with vehicular access, a concrete drive, grass, shrubs and a shed. Open fencing is to the northern boundary. The rear garden is mainly laid to lawn with a patio area and shrubs and is enclosed by 1.8 metre high fencing to all boundaries.
- 1.2 A pair of modern two storey semi-detached properties are to the south and opposite, an area of woodland with two storey terraced properties beyond are to the north and the rear gardens of properties in Kempton Park are to the east. The surrounding area is a modern estate of medium density consisting of two storey semi-detached and detached dwellings of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a two storey rear extension, single storey front extension and new windows to the existing north and south elevations at first floor. The rear extension is 3.5 metres in depth, 8.3 metres in width with a dual hipped and pitched roof to an eaves height of 4.8 metres and a ridge height of 6.4 metres, The front extension is 1.3 metres in depth, 3.9 metres in width with a mono-pitched roof to an eaves height of 2.2 metres and ridge height of 2.8 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

Arboriculturalist

No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to (inclusive of site monitoring/supervision works) the trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

Development Engineer - Highways

The Highway Authority has no objection to this application. I would suggest that Planning Authority apply a condition requiring the provision and retention of 3 parking spaces and cycle facilities to accord with the HBC Parking Document.

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: 11

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 front extension and part of the rear extension would be visible from the public realm, the property being around 6 metres away from the highway with an open front and partial side aspect. The rear element of the proposal extends across the back of the existing dwellinghouse. The proposal would result in a generous addition

to the property, however it is considered that this can be comfortably accommodated within the extent of the site. For extensions such as this, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide. This advises that it is important that gaps are retained between buildings and recommends two storey extensions should be sympathetic and subservient to the main dwelling and at least 2 metres from the boundary to prevent neighbouring properties being adversely affected.

- 7.4 The property is detached situated at the end of a cul-de-sac, the houses to the north of the site lie beyond a wooded area and the proposal is approximately 2.5 metres from the southern boundary and 10 metres from the rear boundary. The height of the proposal has a dual pitched and hipped roof which is 0.2 metres below the existing ridge height. The proposal will increase the number of bedrooms at the property from three to five, therefore triggering the need for three off road parking spaces to be provided. The submitted drawing no. 4098/500 adequately demonstrates this requirement. The front extension is of a modest size and is in excess of 5 metres from the front boundary.
- 7.5 It is therefore considered 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

- 7.6 The proposed two storey rear extension is in excess of 20 metres from the properties to the rear and north with areas of mature trees between. The extension is approximately 2.5 metres from the southern boundary with 27 Cardinal Drive and due to its siting, the rear extension will project 1 metre beyond the rear wall of this property. There are no side windows in the new extension. New windows in the existing north and south elevations of the property at first floor level are proposed, although there are no first floor side windows in the adjacent property to the south and no adjoining properties immediately to the north. Due to the location of the windows it is unlikely there would be any overlooking.
- 7.7 Due to permitted development regulations any future additional windows in the side elevations of the extension at first floor and above would have to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, to alleviate the possibility of overlooking. The proposed roof pitches away from the adjoining property and the dual hipped design minimises the mass.
- 7.7 The proposed single storey front extension has no side windows, is of a modest depth and does not project beyond the side elevation of the property. The houses opposite are deemed to be a good distance away for any impact to be minimal.
- 7.8 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to lead to any overlooking, loss of light or appear overbearing and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, 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/15/00370 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 development shall not be brought into use until the parking spaces as shown on the submitted site layout plan drawing no. 4098/500 have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety 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

Drg No. 4098/200

Proposed roof plan

Drg No. 4098/500

Site layout plan (x 4)

Drg No. 4098/1

Existing ground floor plan

Drg No. 4098/2

Existing first floor plan

Drg No. 4098/3

Existing elevations plan

Drg No. 4098/4 Rev A

Proposed ground floor plan

Drg No. 4098/5

Proposed first floor plan

Drg No. 4098/6 Rev A

Proposed elevations plan

Drg No. 4098/7

Proposed section plan

Appendix 4

Default specification for protective fencing

Appendix 5

Examples of above-ground stabilizing systems

Arboricultural Report July 2015

Reason: - To ensure provision of a satisfactory development.