
Site Address:	3 Mill Road, Waterloooville, PO7 7AP		
Proposal:	Replace existing garage with two storey side extension		
Application No:	APP/13/00445	Expiry Date:	05/07/2013
Applicant:	Mr Pickup	Team:	Team 1
Agent:	Mr B Thorns	Case Officer:	Sally Smith
	Thorns - Young Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is one of a detached house on the corner of Mill Road and Regency Gardens. It currently has a pitched roof garage attached to the side and the access to it is from the rear off Regency Gardens. The rear garden is quite large with a conifer tree screen on the rear boundary. To the rear in Regency Gardens are terraced two storey properties. Opposite the site in Regency Gardens is a chalet bungalow. Mill Road itself contains a number of styles of 2 storey houses. With respect to parking there are 2 spaces at the rear of the garage and one space at the frontage off Mill Road. There is 1.8m high close boarded fencing along the front and side boundary.

2 Planning History

98/52867/000 - First floor rear and single storey side extensions. Permit 19/11/98

3 Proposal

First floor side extension above existing garage with single storey extension at the rear. The original proposal has been amended with replacement tile hanging for the timber cladding and removal of gablet above the front window.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Not received at time of writing but standard would require 3 spaces.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None.

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) Effect on street scene
- (iii) Effect on neighbouring properties
- (iv) Highway and parking implications

(i) Principle of development

7.2 The site is in an urban area where extensions are acceptable subject to the detailed impacts of the proposal.

(ii) Effect on street scene

7.3 The original scheme with the timber boarding and gablet feature on the front looked incongruous and would have been unacceptable in that it would not have related to the materials on the house and would have emphasised its bulk. As amended to now propose tile hanging at first floor it will make for a visually coherent building. The side extension will appear somewhat bulky with the amount of roof that is proposed. However, as the first floor has been determined by the footprint of the existing ground floor garage it is appreciated why the proposal is of the size proposed. It is however set in from the boundary so does not close down the entrance to the cul de sac unacceptably. There has been discussion about reducing the first floor to a room in the roof but the agent advises that this would create structural issues. Having revisited the scheme and in light of the amendments I am of the view that whilst the scale of the extension will not be subservient to the existing property, with the set back at the front and the amendments to the design and materials it will on balance not have such an impact on the existing property or the street scene to justify a refusal.

(iii) Effect on neighbouring properties

7.4 As the proposal is on a corner it will not over power any adjacent properties. Distances to adjacent properties and the design in respect of the fenestration is such that there will be no overlooking issues.

(iv) Highway and parking implications

- 7.5 There is no alteration to the vehicular access points but the rear extension will result in the loss of an existing parking space and the change from the garage to accommodation will result in loss of parking. A condition is therefore proposed to ensure 3 spaces are provided. There is scope at the rear to provide a further space.

8 Conclusion

- 8.1 The scheme is considered acceptable in light of the amended plans and conditions proposed.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00445

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, unless agreed otherwise in writing by the Local Planning Authority.
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 a minimum of 3 parking spaces 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 1:1250
Location map 1:500
Existing Plans 6054.13.1
Proposed Plans 6054.13.2 Rev B

Reason: - To ensure provision of a satisfactory development.