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|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 30 Warfield Crescent, Waterloo, PO7 7JP                                                                                                      |               |             |
| Proposal:       | Demolish existing two storey rear extension and replace with new two storey rear extension, conversion of garage in to living accommodation. |               |             |
| Application No: | APP/14/00781                                                                                                                                 | Expiry Date:  | 18/09/2014  |
| Applicant:      | Mr Hardwick                                                                                                                                  | Team:         | Team 2      |
| Agent:          |                                                                                                                                              | Case Officer: | Tina Pickup |
| Ward:           | Waterloo                                                                                                                                     |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises a detached two storey 1950's style dwelling with bay and cat slide style roof, located on the south side of Warfield Crescent. The property is set back from the highway by some 8m with a single drive to an integral garage. The property has had some previous alterations including a porch and front extension to the garage and to the rear a two storey extension including a flat roofed first floor sun room and external stairs/roof terrace. This rear extension/roof terrace and external stairs is in a poor state of repair and visually unattractive.

Warfield Crescent comprises a mix of dwelling types including bungalows and chalet style bungalows, interspersed with some detached two storey dwellings. The site is located between a chalet style to the east (No 32), and a bungalow to the west (No 28) on a curve within the road such that the sites taper out slightly. There is a 2m high close boarded fence on the boundary with No 32 who have a single storey rear extension (a rounded design) that includes some ground floor side windows. The boundary to No 32 is a mix of fence and shrubs/trees. The land is relatively level near the houses, but the gardens slope gently down to the south-west. There are some significant trees towards the rear of the garden which provide ample screening between the properties to the rear. They are not protected by a Tree Preservation Order.

## **2 Planning History**

None

## **3 Proposal**

The proposal involves works to both the front and rear elevations:

To the front - the removal of the porch and extended garage and conversion of the integral garage to a habitable room

To the rear - demolish existing flat roofed two storey rear extension (which has a depth of 2m plus stairs) and external stairs and replace with a simpler two storey rear extension having a depth of 4.6m ie an increase of 2.6m.

## **4 Policy Considerations**

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Allocations Plan

Policy AL1 - Presumption in Favour of Sustainable Development

and The Borough Design Guide SPD, 2011

and Residential Parking and Cycle Provision Supplementary Planning Document SPD, 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

Development Engineer - no adverse comment

**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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

**Summary:**

**Comment:**

**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) Design and Impact on Neighbouring amenity
- (iii) Highways

(i) Principle of development

7.2 The site lies within the built up area of WaterlooVille where new development is acceptable in principle, subject to policy and detailed development control considerations.

(ii) Design and Impact on Neighbouring amenity

7.3 The proposed alterations to the front elevation would remove old out of keeping additions and reveal the original features of the property which would be a visual improvement in street scene terms. The front window in lieu of the garage door is of appropriate proportions. To the rear, the removal of the flat roofed extension and external stairs/balcony can only be an improvement and reduce the potential for overlooking to neighbours. The replacement simplified rear elevation would improve the overall design of the dwelling. Its depth, at 4.6m, does not project beyond the rear facade of No 32's single storey extension. A 2m close boarded fence provides the boundary treatment between the properties, sufficient to maintain privacy. There are no side windows proposed in the rear extension itself, although two small additional side windows are proposed in the east elevation for the middle bedroom, to compensate for the loss of the rear window to this room - these would be half way down the side elevation - the view out would be over the roof slope of the adjacent bungalow and even with a limited oblique view, they are unlikely to cause significant loss of privacy into any window or garden area.

7.4 To the west the extension is marginally to the rear of no 30 but angled away. The cat slide style roof would have a single storey eaves height with 2 additional roof lights serving bathrooms (there is already a clear glazed landing rooflight) - these would be obscure glass and together with the distance to the well screened boundary would not result in any overlooking issues.

7.5 The orientation of the site is such that the added 2 storey rear extension will not cause any significant additional overshadowing to Nos. 30 & 32, nor affect the outlook of either neighbour.

(iii) Highways

7.6 The proposal results in a 4 bedroom dwelling requiring 3 on site parking spaces. The existing integral garage is lost, but alternative parking spaces are adequately shown on the front forecourt. Therefore there is no highway objection.

## 8 Conclusion

8.1 The proposed alterations and extensions result in a significant visual improvement to this site and are of a high quality design as encouraged by policy CS16. No harm to residential amenity would result (infact existing overlooking is reduced) - it therefore complies with policy CS16 and it is recommended to grant planning permission.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00781, 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 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 rooflight windows to the bathroom and en-suite bathroom in the west side elevation of the dwelling as extended by this permission shall;

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4, and

(ii) be at least 1.7m above internal floor level, unless the Local Planning Authority gives prior written approval for any variation.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location & Site Plan Drawing No WC/01  
Proposed Site Plan Drawing No WC/04  
Proposed Plans & Elevations Drawing No WC/03  
Existing Plans & Elevations Drawing No WC/02

**Reason:** - To ensure provision of a satisfactory development.