
Site Address: 7 Highfield Close, Waterloo, PO7 7PZ
Proposal: Removal of rear conservatory, erection of two-storey rear and side extension, loft conversion with rear dormer windows and erection of single storey extension to the rear of the existing garage.
Application No: APP/14/00006
Applicant: Mr Etherington
Agent: Mr C Flint
Ward: Waterloo

Expiry Date: 28/02/2014
Team: Team 2
Case Officer: Rachael McMurray

Chris Flint Associates Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul-de-sac in Waterloo named Highfield Close, which is accessed from Highfield Avenue. To the rear of the site is Park Wood. The site comprises a two-storey link detached dwelling with a flat roof garage attached to the garage of No. 8. There is a wooden veranda type structure which extends across the width of the front elevation of the house and garage. There is a conservatory and extension on the rear elevation.

2 Planning History

None relevant

3 Proposal

Removal of rear conservatory, erection of two-storey rear and side extension, loft conversion with rear dormer windows and erection of single storey extension to the rear of the existing garage.

The existing property has a pitched roof with gable ends facing east and west. The extension would extend out of the west elevation by 2.3m. It would be set back from the front elevation by 4m. The roof would start the point of the ridge on the existing house and would only extend downwards, towards the rear. This is so that three levels of accommodation can be achieved in the side extension. The front elevation therefore would appear as having a flat roof. The extension would then continue round to the rear of the property, extending out by 3.3m at two-storey level. The roof of this extension would tie into the existing roof. There would be two, flat roof dormer windows on the rear facing roof slope with a small joining section in the centre.

The single storey extension to the rear of the garage would 3.3m in depth and be at a height of 3m with a flat roof.

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)

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

5 Statutory and Non Statutory Consultations

Environment Agency:

We have no objection to the proposal as submitted but please note there is a culverted section of the Hermitage Stream towards the southern boundary of the site. Under Section 109 of the Water Resources Act 1991 and/or Byelaws, any works whatsoever in, over, or under the channel of the watercourse on its banks within 8 metres from the top of the channel, may require our prior consent.

Development Engineer:

No adverse comments subject to three parking spaces.

Arboriculturalist:

No comments provided.

There are no TPO's on the site and the development would be over 15m in distance from any trees at the rear in the Queen's Enclosure.

Hampshire Biodiversity Information Centre/County Ecologist:

There are existing velux windows in the roof, so it is expected that there would be minimal potential for bats to occur. The site is very close to the SINC, so a standard informative should be added to make the applicant aware of the SINC and its value.

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: 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 the design and impact on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

- 7.2 The site is located within an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and impact on the streetscene

- 7.3 Overall the design is cohesive and essentially would result in a larger version of the existing house on the site and would not be visible from the streetscene. The dormer windows are fairly large and bulky and the flat roof design is not ideal. However, the same structures could have been carried out under permitted development on the existing roof slope so it be difficult to refuse on those grounds.

- 7.4 The design of the side extension is of some concern as due to the mono-slope design, it would appear as a three-storey, flat roof extension when viewed from the front. However, it would be set back from the front elevation by 4m and as No. 6 sits forward of No. 7 in the streetscene and is set at a different angle, the front elevation of the side extension would not be visible from the view of the streetscene, unless stood directly in front of No. 7 and looking down the side of the property. For this reason and the fact that it would be set back and therefore of minimal visibility, it would on balance, be acceptable.

- 7.5 The single storey extension to the rear of the garage would appear to acceptable. Matching materials are proposed for the whole development

(iii) Effect on the neighbouring properties

- 7.6 No. 8 Highfield Close has been extended at the rear at ground floor level and therefore the visual impact of the two-storey rear extension will be lessened as it would not impede past this building line. The first floor of No. 8 has not been extended however, when the 45 degree test is applied, the extension would be well within the 45 degree angle and therefore would not have an adverse impact on the outlook from the closest first floor window. The extension to the rear of the garage would be visible next to the conservatory at No. 8 however, this is set off the shared boundary by 2.5m so the impact would be lessened.

- 7.7 No. 6 Highfield Close is set at an angle to No. 7 and sits closer to the highway. Therefore although the side extension would extend past the existing building line at first floor level by 3.6m, it would still be within 45 degrees when viewed from the closest first floor window in the rear elevation of No. 6. In terms of the visual impact, the extension would be visible to the occupants of No. 6 when using their rear garden. However, it would be set at an angle so the visual impact would be lessened to a certain degree. Overall, as it would be located 3m from the shared boundary and at an angle, on balance the impact would be acceptable. There would be no windows in the side elevation which would result in a loss of privacy.

- 7.8 Parking: Whilst the house would increase from 3 to 4 bedrooms, triggering the need for a third parking space, according to the Council's standards, it is noted that a fourth bedroom in the roof could be substantially constructed under permitted development. there is a garage and fairly lengthy driveway.

8 **Conclusion**

Overall the application on balance is considered to be acceptable and is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00006 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 three 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed at first floor level or above in the east or west side elevations of the extensions hereby approved without the prior written approval of the Local Planning Authority.
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:

Existing and proposed floor plans and elevations, block plan and site plan -
Drwg No. FULL 01

Reason: - To ensure provision of a satisfactory development.