
Site Address:	23 James Copse Road, Waterlooville, PO8 9RG		
Proposal:	First floor side extension and rear ground and first floor extension.		
Application No:	APP/14/00605	Expiry Date:	12/08/2014
Applicant:	Mr Crane	Team:	Team 2
Agent:	Mr Crane	Case Officer:	Rachael McMurray
	RCA Architecture		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential road in Waterlooville of which the houses are of a similar design and scale being built as part of planned development. No. 23 is located on the south side of the road and comprises a detached, chalet style property with a flat roof dormer window located on the side / south facing roof slope. There is a flat roof garage attached to the north elevation. The front garden is open plan, whilst the rear garden is enclosed by a 1.8m high fence.

2 Planning History

None relevant

3 Proposal

First floor side extension over the existing garage, two-storey rear extension and extension to existing dormer on south elevation .

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

East Hants District Council - no objections

Development Engineer - no objections

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: 4

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 effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.1 The application site is located in a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

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

7.2 The first floor extension over the existing garage would feature a steeply pitched roof, which would relate well to the pitch and design of the roof of the main dwelling. The ridge height on the extension would be lower in order to achieve subservience and would be set back from the front building line by 3.9m. So in terms of the view from the streetscene, the extension would not be highly prominent and due to the sympathetic design, would not form an incongruous or overbearing feature, thus avoiding an adverse impact on the visual amenity of the streetscene. It would retain a reasonable degree of visible skyline, and spaciousness, taking into account the gap on the southern side of the building. The extension to the dormer window would be a continuation of the existing dormer window, which does not raise any design concerns.

7.3 The two storey rear extension would comprise an essentially flat roof extension but with hipped sides. It would extend out to and encompass the existing conservatory at ground floor. It would extend across the width of the dwelling and also include the space at the rear of the garage. Whilst the flat roof would not achieve the most ideal design in terms of visual cohesion, it would not be visible from the streetscene and therefore would be difficult to refuse on the grounds of visual harm.

7.5 The development would result in an additional bedroom at the property which would require the property to have three parking spaces on site. With the inclusion of the garage, three spaces can be achieved on the site which accords with the Council's adopted parking standards.

(iii) Effect on the neighbouring properties

- 7.6 With regards to the first floor extension over the garage, this would be likely to impact on No. 21 which lies to the north. This property has a side facing dormer window which would face onto the extension. However, it would appear that one of these windows serves a bathroom and is obscurely glazed. The other appears to serve a bedroom however, this is dual aspect. The windows already look onto the main roof of No. 23 however, the extension would be set back over the garage so would not directly impact on the outlook from these windows. In particular the bedroom window would suffer less impact. Overall it is considered that an adverse loss of outlook or amenity would be unlikely to occur to an extent where the application would be refused.
- 7.7 The extension to the dormer on the south elevation would include an additional side facing window which would serve a bedroom. However, this room would be dual aspect and therefore could be conditioned to be obscurely glazed to allow direct overlooking of the rear garden of No. 25.
- 7.8 In terms of the rear extension, the compromised design results in the structure having less visual impact on the neighbouring properties. It extends past the existing rear building line by 2.6m and would have a ridge height of 5.6m. As such, the extension would be within the 45 degree line of sight which accords with the advice in the Council's design guide.

8 Conclusion

On balance the application is considered to be acceptable and has been recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00605 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 new window within the extended part of the dormer window on the south facing roof slope as hereby approved shall 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, furthermore no part of the window which is less than 1.7m above internal floor level shall be openable at any time.

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.

- 4 The cill of the rooflight window to the ensuite bathroom in the north side elevation of the extension hereby approved shall be at all times at least 1.7m above the internal floor level and 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.

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within either the north or south side elevations at first floor level or above 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.

- 6 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.

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

Location plan, block plan, existing and proposed floor plans and elevations and site plan - Drwg No. P01

Reason: - To ensure provision of a satisfactory development.