
Site Address:	7 Westbrook Grove, Waterloooville, PO7 5HX		
Proposal:	Single storey rear extension and ramps to patio area following removal of existing garage/workshop.		
Application No:	APP/14/00092	Expiry Date:	06/05/2014
Applicant:	Mr Ferre	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Westbrook Grove is a single storey semi detached dwelling house located on a road of other such dwellings. The site directly to the north comprises a single storey dwelling which has been extended into the loft space to provide further living accommodation and a has a single storey rear extension. The dwelling to the south has been extended by means of a single storey rear extension. To the western rear site boundary is No.19 Park Farm Road.

The application site has parking to the front of the dwelling as the front garden has been laid to hard standing in the form of block paving. There is a shared driveway with the dwelling to the north of the site leading to a garage and workshop within the application site.

The rear boundary treatments that surround the site to the rear are formed of close boarded fencing of a minimum of 1.8m in height.

2 Planning History

None relevant to this application

3 Proposal

Single storey rear extension and ramps to patio area following removal of existing garage/workshop.

4 Policy Considerations

National Policies

The National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Borough Design Guide, Supplementary Planning Document to the Core Strategy

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

5 Statutory and Non Statutory Consultations

Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne. Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Comment - This is not a new development and already has connection to sewers. Informative to be added in regard to the drain running to rear of properties.

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: N/A

Statutory advertisement: Not applicable.

Number of representations received: 1 - **this was received prior to the receipt amended plans, of which the neighbours were re-notified. No further representations were received following the submission of amended plans.**

Summary:

(a) Plans for patio area and garden are unclear, if the garden is raised up in line with extension it will cause overlooking.

This has been clarified through submission of amended plans.

(b) Concerns in regard to building over the drains? Building the garden up will mean the water instead of going into their garden will run down into the houses adjoining. *Southern Water have been consulted, the applicant has been advised and an informative will be added to the planning permission. However this is not a reason to refuse planning permission as it is a building control matter which may be resolvable. The garden area is not being proposed to be built up. It is considered that drainage can be adequately dealt with at BC stage for a development of this scale.*

(c) Where will the boiler flue come out?

The applicant has advised that it will be in the same position externally and changes will be to the internal routing only and so planning permission will not be required and it does not form part of this scheme

(d) The windows down the right hand side will overlook straight into house to north and from rear windows into gardens of adjoining dwelling to south and 19 Park Farm Road

Refer to planning considerations

(e) Are they planning to build a high fence to replace the garage they are taking down?

There is an existing boundary fence to be retained

(f) As the road slopes down number 9 are lower than number 7 so with a high extension coming out they will lose a lot of sunlight and have no privacy as number 7 with the way the design is done, will be able to look in to their garden and extension losing privacy.

Refer to planning considerations

(g) The height of the extension coming out is far too high

Refer to planning considerations

(h) Devalue the other houses

This is not a material planning consideration

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 the character and appearance of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on the character and appearance of the area

7.3 This scheme proposes a rear extension of 10m in depth with a pitched and hipped roof to the rear

7.4 The proposed rear extension is well designed with a pitched roof and will be visible from some vantage points within the adjacent Park Farm Road. However, the proposal is of a design in keeping with the main dwelling house and of higher quality than the garage and outbuildings which it is proposed to replace. Therefore, it is not considered that the proposal would be harmful to the character and appearance of the area.

(iii) Effect on neighbouring properties

7.5 This application proposes a single storey rear extension with a depth of 10 metres; with ramps leading down to a patio area set lower in the garden at the existing ground level. The land is proposed to be built up in line with the slab level of the existing dwelling for the construction of the extension. The extension is pulled away from the southern boundary and the neighbouring dwelling to the south of the site is set sufficient distance from the proposed extension so as not to be unacceptably affected

in terms of outlook to an extent to warrant the refusal of the scheme. This dwelling to the south has also been extended to the rear and the gradient of the land slopes down from south to north. There is existing development within the application site in the form of single storey along this boundary. The case officer was able to stand on a raised platform at the proposed slab height at the point of the proposed rear elevation and was satisfied that, given the site characteristics, the extension would not cause an overbearing impact or cause unacceptable overlooking of gardens or properties to either the adjoining dwelling to the south or the dwelling located directly to the rear of the site. Therefore, given the separation distances from these adjacent neighbouring dwellings and the orientation of the dwellings in relation to the application site, it is not considered that the development would have an unacceptable impact on the amenities of either of the occupants of these adjacent residential properties.

- 7.6 The dwelling to the north of the site has been extended to the rear by means of a single storey extension and it is set at a lower gradient than the application site. Whilst the height of the proposed extension the subject of this report is higher than the garage and workshop which runs along this shared boundary with the dwelling to the north, it is pulled further back from the boundary, (by 1m), and does not extend as far into the garden; it has a depth of 10m from the rear of the dwelling house as compared to 16m in the case of the existing garage/workshop. There are new windows proposed within the bedroom located within the existing dwelling house, however these accord with the property's permitted development rights and overlook the shared driveway. The new windows within the proposed extension that would look over the shared drive and rear of the neighbouring dwelling are shown as being obscurely glazed or high level and should be conditioned as such.
- 7.7 The application was amended by revised plans submitted on the 11 March. The revisions included changes to the fenestration on the northern elevation, the hipping back of the rear gable to reduce bulk and changes to the rear patio so that only ramps were proposed to the rear of the extension leading down to a lower level patio. The revision also included details of the ground levels so that the full extent of the built form could be considered by case officer and neighbours alike.
- 7.8 It is considered that permitted development rights should be removed so that no further windows can be constructed in the side elevations in the interests of the occupants of the neighbouring dwellings.
- 7.9 Having regard to the above considerations, and on the basis of the amended plans it is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 with regard to mitigating the impact of the development on neighbouring properties to an acceptable extent.

8 Conclusion

- 8.1 It is concluded that, as amended, the rear extension, ramps and patio area are acceptable in terms of the development control criteria as considered above and that the scheme should be permitted subject to planning conditions as listed below

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/14/00092 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Elevations Plans and roofline version 4.0 received on 11 March 2014
Proposed Elevations Plans and roofline version 4.0 received on 11 March 2014
Site layout version 4.0 received on 11 March 2014

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north or south side elevations 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 windows shown as high level windows within the northern elevation on approved Elevations Plan submitted on the 11 March 2014 shall have a minimum cill height of 1.75m above finished floor level.
Reason: To protect the amenities of adjoining residential 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 Notwithstanding the details shown on the approved plans, the full height window in the northern elevation of the extension hereby approved shall:-

(i) either consist of a single light fixed shut, or consist of at least two lights divided horizontally with only the top light being capable of being opened, and shall be maintained in that condition at all times; and

ii) 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.

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.