
Site Address:	14 Muriel Road, Waterloo, PO7 7TE		
Proposal:	Proposed two storey rear extension, raised roof to existing single storey side extension, alterations to internal layout.		
Application No:	APP/15/00322	Expiry Date:	21/05/2015
Applicant:	Mr Illingworth	Team:	Team 2
Agent:	Mr Babb	Case Officer:	Daphney Haywood
	RDB Architectural		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey semi-detached dwelling of traditional character, constructed of brick, render and tile and located on the western side of Muriel Road, between its junctions with Winifred Road and Jubilee Road. The area is predominantly characterised by two storey residential development mainly of a similar density and character.

2 Planning History

None

3 Proposal

Proposed two storey rear extension, raised roof to existing single storey side extension, alterations to internal layout.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways: No adverse comment

Southern Water: Informative requested re the need for a formal application to SW for the sewage system.

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

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed works, which would be of sympathetic design would be located at the side of the dwelling and to the rear, and would not be prominent in the street scene. The proposal satisfies the requirements of Policy CS16 1c and would not have a detrimental impact on the character or appearance of the street scene.

(iii) Impact upon residential amenity

The main impact relates to 12 and 16 Muriel Road. In respect to 16 Muriel Road which lies to the south, the provision of a raised pitch roof to the existing single storey extension will result in additional bulk. No. 16 has a number of windows in the side elevation, generally secondary and obscure glazed, with the exception of a ground floor clear glazed window. This is mainly located forward of the side extension, and approx 4m distant. Whilst the additional bulk will result in some loss of light, the impact on light and outlook is not considered significant. In respect to the proposed first floor bathroom window facing the boundary with No 16, a condition requiring obscured glass is recommended.

In respect to No 12. this property has been extended both at ground and first floor to the rear. The proposed first floor extension would extend 1.5m beyond the first floor extension to No 12, and as such is not considered to result in significant loss of light or outlook. The roof to No 12 currently overhangs the boundary and will therefore require cutting back. The agent has confirmed that all work (other than making good to the adjacent dwelling) will be within the application property. The works are considered to achieve an acceptable relationship with the neighbouring properties and to accord with the requirements of Policy CS16 1e

8 Conclusion

The development would be acceptable in principle, and would not result in a

detrimental impact on the character and appearance of the area or the amenities of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00322, 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:

Location and site plan DRG. No. 03-4-15
Existing plans DRG. No. 01-4-15
Proposed plans DRG. No. 02-4-15

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 The proposed first floor window in the north west side elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light 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.