
Site Address:	76 London Road, Cowplain, Waterloooville, PO8 8EW		
Proposal:	Two storey side extension, single rear extension.		
Application No:	APP/15/00051	Expiry Date:	18/03/2015
Applicant:	Mr Prowse	Team:	Team 2
Agent:	JPF Building & Surveying	Case Officer:	Tina Pickup
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site relates to a detached two storey dwelling, with gable end front, located on the east side of London Road, opposite a pedestrian crossing and Longwood Avenue. The dwelling is located close to the southern boundary of the plot, set back from the road by approximately 10m and this large front forecourt area is graveled for the parking of several vehicles. Additionally there is a detached single garage located adjacent the northern boundary, set back behind the house, with a drive to the side such that the separation distance to the northern boundary is some 4m. The property to the north is a modest bungalow which is set back approximately 4m further than the front facade of the application dwelling.
- 1.2 The property to the south is a two storey dwelling having a mansard style roof; there are two obscure glazed high level windows at ground floor level in the side elevation facing the application site. This property is sited close to the boundary such that the separation distance between the application dwelling and number 74 is only 1.5m. There is a low brick wall (approx 1.2m) providing this southern side boundary between the two properties.
- 1.3 To the rear, the application site has recently implemented the single storey rear extension development permitted last year. The side boundaries to the frontage area comprise 1.8m high close boarded fence. The front boundary is a 1m high breeze block wall with 1.8m high piers, with no gates currently but apparently it is the applicants intention to erect gates in the future. If these are higher than 1m then they will need to be subject to a further planning application - the applicant has been advised of this.

2 Planning History

APP/1400181 - Replace existing single storey rear extension and addition of 2 ground floor windows (south and north elevations) and 1 first floor window (east elevation). Permitted 11/4/14 - *this has recently been implemented.*

3 Proposal

A two storey side extension and single storey rear extension. As originally submitted the two storey element was full depth and height of the original two storey house. Amended plans have been received reducing the depth and height of the two storey element such that the proposal now involves a ground floor side extension that also extends to the rear to fill-in the corner and join with the recently implemented rear extension - this would therefore measure 3.5m wide and be 10.8m deep. The two

storey element would be set back from the front facade by 1.5m and have a depth of 5.8m which would align with the original rear elevation. This has enabled the roof to be lowered below the ridge of the main dwelling.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Borough Design Guide SPD, December 2011

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

5 Statutory and Non Statutory Consultations

Southern Water: Extension over a public sewer - this is not normally permitted and condition required for measures to protect the sewer; formal application to connect to public sewer required and informative suggested
Development Engineer: Highways - 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: 8

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

- (i) Principle of development

- 7.2 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

- 7.3 As originally submitted the proposed two storey side extension resulted in a bulky addition across the full width of the plot affecting the visual appearance of the street scene and the design was not subservient to the original dwelling as required by the Borough Design Guide. Furthermore its proximity to the northern boundary and overbearing effect on the adjacent bungalow would have resulted in a loss of outlook and amenity to the occupiers of this bungalow. Therefore amended plans were requested and have been forthcoming, which have set the first floor element back by 1.5m.
- 7.4 The resultant design is appropriately subservient to the host dwelling with the ridge set down and the roof hipped to maximise the amount of space about the roofline. Whilst the side extension, at 3.5m wide, would come within 0.5m of the side boundary, this tight pattern of development is repeated in the 2 adjacent dwellings to the south. As noted, the hipped roof will help to lessen the bulk of the proposal in street scene terms and combined with the significant set back of the first floor addition the proposal would not be overly dominant in the street scene or out of character with its immediate setting. Therefore, whilst not strictly complying with the recommendations for side extensions in the adopted Design Guide, the proposal is nevertheless considered appropriate in street scene terms and informed by its immediate locality in accordance with Policy CS16 clause 1c.

(iii) Impact upon residential amenity

- 7.5 The proposed extension has a blank side elevation, ensuring no direct overlooking to the adjacent bungalow - and permitted development rights would only allow for the insertion of an upper floor side window if it was both obscure glazed and non-opening where below 1.7m from the internal floor level. This would adequately protect the amenity of the neighbours from any future side windows and overlooking.
- 7.6 With respect to outlook and light, the reduced first floor element has improved the overbearing impact on No 78 the bungalow to the north. The nearest window within No 78 appears to be a bedroom rather than living room. The orientation, with the application site being due south, is such that the existing roof of No 76 already blocks some direct sunlight to the frontage area of No 78. The revised design of the extension should not make this significantly worse - the extension itself would be within the shadow of the main house and with a lower height and set back, any additional overshadowing would be limited. Considering this would mainly fall on the blank side gable of the bungalow, then it is considered that any loss of amenity to neighbouring residents would be minimal. Accordingly the proposal is considered compliant with Policy CS16 clause 1e.

(iv) Highways and parking

- 7.7 The proposal would result in a 4 bedroom dwelling requiring 3 on site parking spaces. these can be achieved on site and there is no highway objection to the proposal. The issue of the front boundary wall arose because the originally submitted plans stated the existing front wall to be 1.8m high - which it is not, it is only 1m high plus piers of 1.8m. If the intention was to raise the wall to 1.8m high, then, being adjacent a highway, this would require permission in its own right. The applicant confirmed that

whilst he may wish to hang gates in the future (and he has been advised that if they are higher than 1m then planning permission will be required) the wall at 1m will remain. Accordingly the agent removed reference to this front wall on the amended plans and it does not form part of this current application.

8 Conclusion

The amended plans result in an appropriate form of development that will not cause unacceptable harm to the amenity of adjacent residents or the visual appearance of the locality. As such it is recommended to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00051, 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 hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans Drawing No DWG 01

Proposed Plans Drawing No DWG 04 Revised

Reason: - To ensure provision of a satisfactory development.