
Site Address:	22 Harkness Drive, Waterloooville, PO7 8SH		
Proposal:	Conversion of garage to living accommodation and erection of rear conservatory with canopy.		
Application No:	APP/13/00658	Expiry Date:	17/09/2013
Applicant:	Mr & Mrs Jackson	Team:	Team 2
Agent:	Mr Harle	Case Officer:	Bee Crawford
	Anglian Home Improvements		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached two storey dwelling and attached garage, with a driveway and parking to the front. It has a brown tiled pitched roof with a pitched roof canopy over the front door and elevations of red multi-brick. The site is level and the front garden is open with vehicular access to the garage and a parking area. There is a 1.8 metre high wall to the western boundary. The rear garden is mainly laid to lawn with assorted shrubs and a shed in the north eastern corner of the garden. It is enclosed to the eastern and western boundaries by a 1.6 metre high fence and a 1.8 metre high fence to the rear (northern) boundary.
- 1.2 To the east of the property is the neighbouring two storey detached dwelling and garage of a similar age and design, to the west is the back boundary of the rear gardens of 21 and 22 Kassel Close (two storey detached dwellings of a similar age and design) and to the rear of the property is the side of the rear garden of 18 Harkness Drive. There is a modern two storey detached dwelling of a similar age and style opposite the site. The area is of medium density consisting of a modern estate of two storey detached, link detached and semi-detached dwellings of different designs and a similar age.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the conversion of the existing garage to living accommodation and the construction of a single storey side and rear conservatory and roof canopy of a total of 7.7 metres in length (5 metres for the conservatory and 2.7 metres for the roof canopy), 4.7 metres in depth to the western elevation from the rear wall of the attached garage, reducing to 3.5 metres from the rear wall of the original dwellinghouse, with an eaves height of 2.4 metres and a total height of 3.3 metres with pitched and mono-pitched elements.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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

5 Statutory and Non Statutory Consultations

Development Engineer

I recommend approval subject to condition D45 two spaces and the provision of cycle facilities.

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: 1

One letter of objection has been received from one address raising the following concerns:

- 6.1 The two windows at the end of the side elevation would overlook the neighbouring property and have a direct line of sight into the kitchen and dining room, resulting in a loss of privacy.
- 6.2 The development would be a large addition to the property and be built in close proximity to the boundary fence which is 30 feet (9.14 metres) from the neighbouring kitchen window and would have considerable visual impact.

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 design
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

- (ii) Appropriateness of design

- 7.3 The proposal would be attached to the rear and side of the property (behind the existing garage) and could be partially visible from the public realm. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed western elevation of the extension would fall within 1.2 metres of the boundary, although the depth is only 0.7 metres over the limit for permitted development and it would be partially screened by the existing 1.6 metre high fence. There would be 2.03 square metres of additional brickwork facing the neighbouring property at 21 Kassel Close, however due to the proximity of the extension to the western boundary, the two windows at the end of this elevation could be perceived to lead to overlooking and loss of privacy, although the boundary is not square on to this property. Therefore a condition is recommended for the windows to be obscure glazed and non-opening and for the height of the current boundary treatment to be maintained in order to reduce the likelihood of any overlooking and loss of privacy. The proposal is of a modest height and has a shallow glazed pitched roof which slopes away from the western boundary. It is considered this would contribute to reducing the impact of the proposal and the outlook in context to the existing main dwelling as a backdrop being non-detrimental or unduly oppressive to the properties in Kassel Close.
- 7.5 The neighbouring property at number 20 Harkness Drive is set back from the application site, with one small side window at first floor level. The eastern elevation of the proposal is a sufficient distance away, and it is considered this, together with the existing boundary treatment would minimise any perception of overlooking or loss of privacy to this property. It is considered the development would have negligible impact on the property to the rear of the existing dwelling.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00658

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, unless agreed otherwise in writing by the Local Planning Authority.

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 windows in the western elevation of the development hereby approved shall:

- (i) be non-opening, 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.

- 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 western elevation of the development 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 Unless agreed otherwise in advance in writing by the Local Authority, the boundary treatment to the western elevation of the application site shall be retained at a height of no less than 1.6 metres. At all times thereafter, all of that screening provision shall be maintained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 The development shall not be brought into use until cycle facilities and a minimum of 2 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:

- Existing elevations
- Proposed elevations
- Proposed plan, elevation and section
- Location plan
- Block plan

Received by the Local Planning Authority on 02/07/2013.

Reason: - To ensure provision of a satisfactory development.