
Site Address:	19 Park Road, Purbrook, Waterloooville, PO7 5ER		
Proposal:	Single storey side and rear extensions, front porch and alterations to roof.		
Application No:	APP/14/01245	Expiry Date:	22/01/2015
Applicant:	Mr & Mrs Hansler	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a modest detached bungalow of brick construction, with pitched slate roof, located on the corner of Park Road and The Crescent. There is hedge planting around the site boundaries, with vehicular access from The Crescent and on site parking to the side of the dwelling. There is a pedestrian access from Park Road, with the front elevation of the dwelling addressing this street scene. The land drops down from east to west, with the private garden for the dwelling contained largely within the west, side section, of the site.

The area is residential in nature comprising of detached and semi-detached two storey and chalet style dwellings. The dwellings in The Crescent are predominantly two storey, whilst there is a greater height mix and architectural style in Park Road.

2 Planning History

None

3 Proposal

The application proposes a side extension (west), single storey rear extension and front porch extension. In addition there would be internal works and the provision of four roof lights in the rear elevation to enable the roof spec of the dwelling to be made habitable.

The side extension (west) would have a width, eaves height and ridge height that matches the existing dwelling. There would be ground floor windows in this elevation, but no windows at first floor level.

The single storey rear extension would have a width of 5.9m, depth of 2.7m and ridge height of 4.7m (0.8m below the ridge of the host dwelling).

The single storey porch addition would be located at the front elevation and would have three hipped roof projections, with the central element being slightly larger.

The development includes four rear facing roof lights to provide adequate natural light in to the converted roof space.

4 Policy Considerations

National Planning Policy Framework, 2012

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

None

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: 21

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

- (ii) Impact on neighbour amenity

The larger side extension would in effect extend in to the garden area of 19 Park Road. The garden slopes down at this point towards the neighbouring property 17 Park Road. It was observed on the officer site visit that 17 Park Road is currently having extension works to the dwelling to provide living accommodation within the roof space. This development does not include any windows or openings in the flank elevation facing 19 Park Road.

Having regard to the built relationship between 17 and 19 Park Road, 11m separation distance, existing boundary screening and the fact there are no windows or openings included in the first floor of this proposed side extension it is not considered that the development would harm the residential amenities of this neighbouring dwelling.

The immediate neighbour to the rear is 1 The Crescent, a two storey detached dwelling. It was noted on the site visit that in the side, western flank elevation of the dwelling there was a ground and first floor window, facing the application site.

The proposed single storey extension is sited so as not to extend in front of the ground floor window of this neighbour. Although it is noted that this dwelling is sited slightly higher than the application site with a hedge screen along the shared boundary. Further the extension proposed would retain a 2m gap between the two dwellings. It is therefore considered that the rear single storey extension would not unacceptably harm the residential amenities of this neighbour.

In respect of the four, rear facing roof lights proposed, these would not in isolation require planning permission. However, as they are included within the application proposal their impact has been considered.

Having regard to the positioning of the flank first floor window of 1 The Crescent and the proposed rooflights shown to serve an en-suite and dressing room (the two closest roof lights to this neighbouring window out of the four proposed), it is considered that to ensure neighbour amenity is protected; in this respect from overlooking and loss of privacy, that these two windows should be conditioned to be obscure glazed. It is not considered that this condition would harm the function of these two proposed areas and would also help to protect the amenities of future occupants also.

The proposed single storey porch addition would not harm neighbour amenity and it is not considered that any additional neighbours would be affected by the proposed development.

Subject to the obscure glazing of the first floor en-suite and dressing room rooflights the development would not result in unacceptable harm to neighbour amenity and would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The proposed development would see the width of the existing dwelling increased giving it a greater presence within the Park Road streetscene. However the ridge height and overall form of the dwelling is retained. It is therefore considered that the proposed extensions would suitably integrate with the host dwelling and the varied architectural character of Park Road and would not materially harm the character and appearance of this residential area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the already varied character and appearance of the area. The application is therefore recommended for approval

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01245

(A)

(B) 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 two rooflights in the rear elevation (approved drawing 4133/6), shown on approved drawing 4133/5-RevA to serve a dressing room and en-suite 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.

Reason: In the interests of the amenities of the occupiers of 1 The Crescent and those of future occupants of 19 Park Road 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - 1:1250

Drawing 4133/500

Drawing 4133/200

Drawing 4133/7

Drawing 4133/5-RevA

Drawing 4133/4-RevA

Drawing 4133/6

Reason: - To ensure provision of a satisfactory development.