
Site Address:	7 Wallis Gardens, Waterlooville, PO7 7SA		
Proposal:	2 storey rear extension; Extend main roof to form dutch barn hip; Alterations to porch; Demolish existing garage and construct new garage.		
Application No:	APP/13/01246	Expiry Date:	07/02/2014
Applicant:	Mr Fogerty	Team:	Team 2
Agent:	Mr Curnow	Case Officer:	Rachael McMurray
	Thorns-Young Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Wallis Gardens which is a residential cul-de sac in Waterlooville, accessed from Wallis Road. The site is located in the south west corner of the cul-de-sac and comprises a detached, chalet style bungalow with an eyebrow dormer window on the front facing roof elevation. The property is arranged in a 'L' shape with a section extending forward of the front building line. It is set back from the highway and has a driveway which leads to a detached garage at the side / rear of the property. There is a adequate parking on site for up to three vehicles. The rear garden is enclosed by a 1.8m high fence.

The neighbouring property at No. 6 is also a chalet bungalow with similar building lines. No. 8 Wallis Gardens is a two-storey dwelling set at a right angle to No. 7.

2 Planning History

None relevant

3 Proposal

Two-storey rear extension, including an extension of the main roof to form a Dutch barn hip corner, alterations to the porch and the demolition of the existing garage and construction of a new, attached garage.

The extension would extend out to a depth of 4.5m, with a width of 6.5m across the rear elevation. It would feature a gable end with full height glazing at first floor level. The garage would be attached to the south east elevation and would have a depth of 8.5m and would have the same rear building line as the proposed extension. It would have a height of 3.6m to the ridge. It would be located 350mm from the shared boundary.

The new porch would form a diagonal link between the 'L' shaped front gate and would include the repositioned entrance door. This would be a pitched roof design with large panels of glazing .

4 Policy Considerations

National Policies

NPPF

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

5 Statutory and Non Statutory Consultations

None required.

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: 12

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received which raised the following concerns:

- i. The garage should be located at least 1m from the shared boundary to avoid terracing
- ii. All construction and maintenance will have to be taken from within the boundary of No. 6 and gutters will leak onto No. 6

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 the design and effect on the street scene
- (iii) Effect on the neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

- (ii) Appropriateness of the design and effect on the street scene

- 7.3 The proposed porch would feature a pitched roof and would relate well to the main design of the main dwelling. The proposed garage would feature a fully pitched roof which would also relate well to the main dwelling. It would be set back from the front

building line (the non-projecting section) and would be suitably subservient in scale. Matching materials are proposed.

- 7.4 The two-storey rear extension would feature a fully pitched roof and there would also be a build up of the hipped roof, with a Dutch barn hip corner. The barn hip corner would retain an element of symmetry with the existing roof form. The roof design of the extension would tie in well with the main dwelling and matching material would be used.
- 7.5 The porch, garage and roof build up would be visible from the streetscene. As the proposed design of these elements is considered to be appropriate, it is considered that there would not be a harmful impact on the character or visual amenity from the streetscene.

(iii) Effect on the neighbouring properties

- 7.6 Concern has been raised by the owners of No. 6 with regards to the proximity of the garage to the shared boundary. The agent has confirmed that the garage would be located 350mm from the shared boundary. The existing garage is located on the shared boundary itself, so this would be an improvement in terms of separation. Concern has also been raised with regards to maintenance and guttering but so long as the structure does not overhang onto the neighbouring property (as shown on the submitted plans), then any problems arising of this nature would be a civil matter between the two neighbours.
- 7.7 The two-storey extension would extend out by 4.5m and would be located 1m from the shared boundary with No. 8. No. 8 sits at a right angle to No. 7 and is positioned forward of the building line of No. 7, facing on to the cul-de-sac. Due to the distances and orientation, the proposed extension would not be visible from the front or rear outlook. Although, No. 8 does have a first floor window in the side elevation which faces down the garden and from this window, the extension would be visible and within the 45 degree line of sight.
- 7.8 However, it would appear that this window is not a primary window to the room in which it serves and no objections have been received from the owner of No. 8. Furthermore, the extension would only be one and half storeys as opposed to full two-storey height and the roof would hip away from the shared boundary, reducing the visual impact. At the closest point, the extension would be 17m in distance from the window in question, as it could be argued that these are not harmful. By comparison with current temporary national permitted development rights, the extension is shorter than the maximum 8m length which could be constructed, (albeit only single storey height and subject to a prior notification process).
- 7.9 To avoid overlooking the proposed upper windows should be obscure glazed the lower portion fixed shut (1.7m height), reflecting national conditions for PD windows, and further windows should be controlled by condition. On the west side this is particularly important, as the windows immediately face the neighbour garden and the question of perceived overlooking arises, such that an added requirement to make rooflights unopenable as well as high level.

8 Conclusion

This is a finely balanced case. There is an impact on the outlook from the

neighbouring property but the shape and design, plus consideration of permitted development rights are such that the proposal is considered to be acceptable, subject to conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01246 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 bathroom and ensuite windows at 1st floor level in the west side elevation of the dwelling as extended by this permission shall be permanently:
 - (i) fixed and unopenable up to a height of at least 1.7 metres above internal floor level; and
 - ii) 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 The rooflight windows at 1st floor level in the west side elevation of the dwelling as extended by this permission shall be permanently:
 - i) unopenable; and
 - ii) 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.
- 5 The rooflight windows at 1st floor level in the east side elevation of the dwelling as extended by this permission shall be permanently:

- (i) set at a cill height of not less than 1.7metres above internal floor level; and
- ii) 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.

- 6 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 east or west side elevations of the dwelling as extended by this permission 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

P1 - site plan

P2 - block plan

Proposed floor plans and elevations - Drwg No. 6205:13:2

Existing floor plans and elevations - Drwg No. 6205.13.1

Reason: - To ensure provision of a satisfactory development.