
Site Address:	18 Idsworth Road, Cowplain, Waterloooville, PO8 8BD		
Proposal:	First floor side extension.		
Application No:	APP/14/01123	Expiry Date:	01/01/2015
Applicant:	Mr P Kelly	Team:	Team 2
Agent:	Mr D Niven	Case Officer:	Stephen Cantwell
	David Niven Design Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Idsworth Road is a cul-de-sac with unmade road (it is not adopted highway), characterised by mainly detached dwellings of a mix of style and ages - some bungalows, some chalets and some two storey dwellings. At the south-eastern end of the cul-de-sac are 4 detached 1970's style gable fronted dwellings that have their rear outlook over the adjacent Waterloooville golf course. The application site, No 18, is the penultimate detached dwelling having an attached single storey garage on its north eastern elevation. This flat roof side extension protrudes beyond the two storey rear facade by 2m and wraps around the rear as a flat roof single storey rear extension with a slightly deeper conservatory on the south-western half.

The frontage of the property is block paved providing parking for 3 or 4 cars with low boundary wall. To the rear the garden is level and grassed. On the north eastern boundary between No 18A, a single fence panel is about 1.8m high and the fence then drops in height to about 1.5m.

No 18A adjacent has had a very similar extension to that now proposed and has a juliette style balcony at first floor; together with a conservatory close to the common boundary with the application site. Both gardens have decked sitting out areas in the rear corners.

2 Planning History

21817 - Outline for two detached houses with garages. Approved 1972

2187/1 - Two detached houses with garages. Approved 1972

06/71725/000 - Two storey side extension. Refused 27/10/2006
refused as terracing effect - plans showed 2 storey side element aligned with both front & rear elevation

07/71725/001 - Two storey side extension. Approved 16/4/2007
same width but set back from front elevation, such that extn also projected beyond rear facade

Also of note is the adjacent dwelling No 18a:

06/71694/000 - Two storey side extension plus conservatory to rear. Approved 17/10/2006

This is now constructed & is very similar to current proposal including juliette style f.f rear doors

3 Proposal

The application proposes adding a second storey above the existing single storey attached side garage. This single storey element projects beyond the rear facade of the main two storey house by 2m and it is proposed to also extend the two storey element beyond by this 2m. A first floor juliette style balcony with full length opening doors are proposed in the rear elevation, together with a balcony above the existing flat roof rear projection.

Note - amended plans received 26/1/15 have deleted the balcony from the proposal

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

In particular clauses 1 c and 1e, which refer to the use of designs and details which are informed by existing character and that development should not cause unacceptable harm to neighbouring amenities including privacy and outlook.

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 5

Number of site notices: At least one site notice exists -

Statutory advertisement: Not applicable.

Number of representations received: 2 (from same address)

Summary: Object to loss of light to conservatory; first floor extension next to conservatory will be overpowering and outlook will be brick wall; conservatory provides light to rear room which does not have any other windows; bedroom patio doors will overlook our small garden, removing privacy; loss of light to family bathroom which would be within 1m of side wall; view from and light to second bedroom also affected; negative impact on value of house; these plans been refused before; further comment relates to discovery of balcony which would directly overlook garden including rear decking - line of sight would be direct into garden affecting use of own garden

Comment: See planning history above - one application refused but a revised scheme previously permitted; issues of light, overbearing & privacy will be considered below:

NB/ neighbours were re-notified of amended plans but no further comments submitted

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 street scene
- (iii) Impact upon residential amenity
- (iv) Parking

(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

In 2006 a 2 storey side extension that aligned with the front elevation was refused due to its proximity with No 18A that would result in a terracing effect detrimental to the visual appearance of the street scene. A revised application in 2007 set the two storey extension back from the front elevation that also extended beyond the rear two storey facade - this was permitted but not implemented. The basic footprint, size, mass and bulk of the proposed extension now is identical to that previously permitted. The extension remains set back 1.6m from the front wall of the main part of the house and would have a lower ridge. This helps to provide the subservience sought by the Design Guide. It also partly compensates for the lack of a 2m gap between the house and its neighbour no.18a (the Design Guide refers at section 5.38); only 1m would remain and this is on the neighbour's side (no.18a). The first floor set back combined with the 1m separation minimises the risk of a terracing effect and would not significantly intensify the built up appearance of this enclave of four houses (16a - 18a), albeit elsewhere there is a different character with greater space and/or lower eaves lines, where there is a greater degree of space and visible skyline between and around buildings. The impact on this part of the streetscene is considered visually appropriate.

(iii) Impact upon residential amenity

As noted above the basic size and mass of the extension has been previously permitted. The only circumstance to have changed since that permission in April 2007 is the fact that No 18a adjacent have implemented their permission granted in October 2006 for a similar extension including conservatory close to the common boundary. This conservatory has led to the internal rooms behind being reliant on borrowed light. It is however noteworthy that the permission at 18 was granted after the permission for 18a - so at that time the impact on 18a with the prospect of the conservatory was considered acceptable. The same case officer dealt with all these applications and was fully aware of the extant permission on the adjacent site.

The main rear facades of both 18 & 18a are aligned and the proposed two storey element would extend 2m beyond this - but No 18a's conservatory is approximately 3m deep with a fully glazed roof which would therefore still extend by about 1m beyond the proposed extension. The orientation of the plot is such that the extension is to the south-west of no 18a and hence the loss of direct sunlight would only be late afternoon/evening. The outlook from No 18a towards the side extension would primarily be from within the conservatory and at just 2m deep any overbearing impact of the proposal would be no greater than that often found in such residential areas. On balance, given the planning history of the site, it is considered that the proposal will not materially harm the light available to No 18a or be overly oppressive and overbearing such as to unacceptably affect neighbouring outlook.

With respect to overlooking and privacy - the scheme originally included a balcony above the central area of flat roof. Whilst this would have been set back behind the two storey extension, and screened to the south-west, it was nevertheless a full sitting out balcony. As such people could walk about and lean over the balcony rails gaining full views of neighbouring gardens, detrimental to neighbouring amenity and contrary to policy CS16 particularly clause 1. e). The proposal also includes opening full length doors and a Juliette balcony - but the perception of being overlooked from such a Juliette arrangement is considered to be less than a full balcony: occupiers would be within the room and not out in the open. The perception of being watched and overlooked is undoubtedly greater from a full external balcony than opening doors to a first floor bedroom. Accordingly the applicant was asked to omit the balcony from the scheme but not the Juliette balcony, which is identical to one at 18a - amended plans have been submitted accordingly. In conclusion this is not considered to unacceptably affect neighbouring privacy.

It is noted that the north east side first floor wall would project beyond the main rear wall of no 18. No windows are shown in this side wall. Permitted Development (PD) rules of 2008 do not allow for the insertion of clear glazed or fully openable windows here, hence this side elevation presents no current risk of overlooking from the proposed first floor

(iv) Parking

The existing dwelling has 4 bedrooms and as such requires 3 parking spaces which are provided on site within the front forecourt. The proposed additional bedroom does not trigger any additional parking requirement and as such there is no highway objection to the proposal.

The amended plans, without full balcony, are considered to be acceptable and are recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01123, 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 flat roof above the kitchen on the rear elevation shall not be used at any time as a sitting out area or balcony without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of adjacent 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 development shall not be brought into use until a minimum of 3 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 site location plan
1:500 block plan
1:500 parking plan
As Built Drawing No 14/1036/1 rev A
As proposed Drawing No 14/1036/2 rev B

Reason: - To ensure provision of a satisfactory development.