
Site Address:	15 Wincanton Way, Waterloooville, PO7 8NW		
Proposal:	Single storey front extension; first floor side extension; single storey rear extension and new 1.8m boundary wall. (Revised Application).		
Application No:	APP/14/00011	Expiry Date:	03/03/2014
Applicant:	Mr S Steere	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a link attached two storey dwelling with a pitched roof. The dwelling is connected to the adjacent dwelling by a pitched roof garage. To the north is the side elevation of a two storey semi detached dwelling and the rear garden associated with the dwelling. A 1.8 metre fence forms the boundary. To the south east is a grass verge, with Tempest Avenue beyond. To the south west is a detached two storey dwelling of similar design. To the north west is the adjoining dwelling of similar size and design. A 1.8 metre fence and high hedge (2.5 metres) form the shared boundary.

2 Planning History

APP/12/01129:
Single storey side and rear extension and new 1.8 metre boundary wall. Approved.

3 Proposal

Planning permission was granted under reference APP/12/01129 for a single storey side and rear extension and new 1.8 metre boundary wall. This application includes the previously approved elements, with the addition of a first floor side extension.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer

No comments provided.

Officer note - As the garage has been converted to living accommodation, there are only two on site parking spaces. A four bedroom property would require three spaces according to the Council's adopted parking standards. However, as the majority of properties in the road already have on site parking, parking on the highway does not appear prevalent. Therefore, the addition of one car (if three cars are in ownership), would be unlikely to have an adverse impact on the amenity of the immediate locality.

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: 9

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) Effect on neighbouring properties
- (iii) Effect on the character of the street scene and the existing dwelling

- (i) Principle of development

7.1 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria. The proposal was originally considered under APP/13/01129, when the rear and side elements of the proposal were found to be acceptable. However, the originally proposed first floor side extension was considered likely to have a detrimental impact on the character of the existing house, adjoining dwelling and street scene. This element was then removed from that application. It was however considered that if both this and the adjoining dwelling (11 Wincanton Way) were extended to fill the gap between them, then this was likely to appear more aesthetically pleasing, reducing the impact to the street scene.

7.2 The current application therefore reintroduces a first floor side extension and an application has been submitted for a first floor side extension to number 11 (reference APP/14/00012). As noted above, planning permission has previously been granted for a single storey side and rear extension and new 1.8 metre boundary wall at the site. These elements appear to be the same within the current application. It is therefore only necessary to consider the new elements, these being the single storey front extension and first floor side extension.

- (ii) Effect on neighbouring properties .

- 7.3 The front extension is a continuation of the existing front canopy and infills this section of the front elevation. With no neighbours to this side (east) it is considered that the proposed height and length are unlikely to lead to an overbearing or visually intrusive form of development.
- 7.4 The proposed first floor side extension is to be built in combination with a proposed first floor side extension at 11 Wincanton Way. This pair of semi-detached dwellings are located to the north east of the dwellings opposite. It is unlikely that the infilling of the gap would reduce light availability to the front elevation of the neighbours opposite at this orientation. Windows already exist to the first floor of both the application dwelling and number 11, and it is unlikely that the additional windows would lead to further overlooking or make worse the existing situation. The dwelling to the rear is noted to be 10 metres from the rear elevation of numbers 11 and 15, and at this distance the proposal is unlikely to appear overbearing or visually intrusive, particularly when the development does not protrude beyond the rear elevation of the existing dwellings. Appearance of mass and bulk are therefore kept within the footprint of the existing properties.
- 7.5 If the proposed first floor extension were to be built without the one applied for at No. 11, this could have a detrimental impact on the streetscene. Therefore it would be reasonable to include a condition on the planning application to require both extensions to be built at the same time.

(iii) Effect on the character of the street scene and the existing dwelling

- 7.6 As noted above, the first floor side extension was considered to result in an adverse impact to the character of the street scene and the existing dwelling, as it would break the symmetry between the pair of semi-detached dwellings. However, both number 11 and number 15 seek to infill the gap between the pairing. This is likely to appear more in keeping with the character of the street scene and may appear similar in design to dwellings further west, that have a conventional semi-detached appearance rather than link-attached. If conditioned to ensure that both dwellings are altered at the same time, it is considered unlikely that the proposal would lead to an adverse impact to the character of the street scene.

8 Conclusion

The proposed siting and design of the single storey front and first floor side extension (if implemented in combination with that subject of APP/14/00012) is unlikely to lead to an adverse impact to the character of the street scene. 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/14/00011 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:

Location plan, block plan and proposed elevations and floor plans drawing number 12.131.02 received by the Council 2nd January 2014

Existing elevations and floor plans drawing number 12.131.02 received by the Council 2nd January 2014

Roof plan received by the Council 2nd January 2014

Reason: - To ensure provision of a satisfactory development.

- 4 The first floor extension hereby approved shall only be implemented at the same time and combination with the first floor extension approved at No. 11 Wincanton Way (Planning Permission APP/14/00012).

Reason: in the interests of the visual amenity 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.