
Site Address:	4 Lincoln Rise, Waterloooville, PO8 9AS		
Proposal:	Two storey rear extension.		
Application No:	APP/14/00355	Expiry Date:	02/06/2014
Applicant:	Mr & Mrs D Heath	Team:	Team 2
Agent:	Stephen Bromley Associates	Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in residential area of Waterloooville at No. 4 Lincoln Rise, close to the junction with Galaxie Road. It is a link detached property with an integral garage attached to No. 2. It is a two-storey dwelling of brick construction with some wooden render to the first floor external facade. The east elevation features a cat slide roof which is a design feature of several properties in the immediate vicinity. The front plot provides adequate parking for two vehicles and with the garage, there is parking for three vehicles. The rear garden is enclosed by a 1.8m high boundary fence.

2 Planning History

None relevant

3 Proposal

A two-storey extension to be located to the rear of the existing single storey garage and infill the space in between the existing building and the boundary fence. It would feature a pitched roof with a gable end facing onto the north west elevation of No. 2. It would feature one window in the south west / front elevation and one window in the north east / rear elevation at first floor level.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Development Engineer:
No objections - 3 spaces should be retained.

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: 0

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 streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in 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 streetscene

7.3 The design of the extension would feature a pitched roof which would relate well to the roof pitches on the main dwelling and would use matching materials. The extension would be set back from the front elevation and would therefore not appear overbearing. Several other properties within the immediate vicinity have carried out almost identical extensions so the proposal would not appear to be an incongruous feature which would have an adverse impact on the visual amenity.

(iii) Effect on the neighbouring properties

7.4 No. 2 has a side facing window at first floor level and set of side facing double doors at ground floor level. The rear extension would be directly in front of these windows as it would extend up to the shared boundary. However, these windows serve a landing area at first floor level and a living room at ground floor level which is a dual aspect room. The extension would not extend the full depth of the building and the set back from the rear wall will retain a fair degree of light penetration. Given that the extension would not affect primary rooms or the main source of light to a primary room, and that similar relationships exist between neighbours at other properties in the immediate vicinity, on balance it would be unreasonable to refuse the application on these grounds.

7.5 No. 2 also has a rear facing window which also serves the stairwell / landing area. The extension would impede past the 45 degree line of sight from this window however, as this serves a landing area and is a highly glazed, it is considered that this

would not warrant a reason for refusal.

- 7.6 The extension would be highly visible to the occupiers of No. 2 when using the section of their rear garden adjacent to where the extension would be located. However, it would not impede past the furthest rear building line or affect the main open part of the garden. Taking this into account and also again that a similar relationship exists with several properties in the immediate vicinity, it would be unreasonable to refuse the application on these grounds.
- 7.7 No. 2 would not suffer a loss of privacy as the extension would have no windows in the side facing elevation and a restrictive condition could be used.

8 **Conclusion**

Overall the application 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/14/00355 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 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 south east side elevation (including the roof) of the extension 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - P1
Block Plan - P2
Existing and proposed elevations - Drwg No. 10226-1

Reason: - To ensure provision of a satisfactory development.