
Site Address:	243 London Road, Waterloooville, PO8 8DD		
Proposal:	First floor extension to allow living accommodation incorporating raised roof height.		
Application No:	APP/14/00839	Expiry Date:	23/10/2014
Applicant:	Ms Mears	Team:	Team 2
	Estate of late Mrs HH Mears		
Agent:	Mr Collins	Case Officer:	Daphney Haywood
	ConstruX (UK) Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.243 is currently one of two bungalows that mirror each other in design and is located at the north eastern end of the three bungalows that face London Road, and adjoining the rear garden of properties fronting Hart Plain Ave. No.239, 241 and 243 London Road are all set back from highway with considerable front gardens and located centrally within their respective plots. London Road comprises a mixture of development, with many two storey houses as well as bungalows, including the cluster of three within which the application site is located.

2 Planning History

None for application site.

241 London Road, Waterloooville

: APP/14/00466 First floor extension to allow living accommodation incorporating raised roof height. Permit Oct 2014

3 Proposal

First floor extension to allow living accommodation incorporating raised roof height to provide 4 first floor bedrooms and 2 bathrooms.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Supplementary Planning Documents (SPD) forming part of HBLDF

Residential Parking and Cycle Provision (2010)

Borough Design Guide (2011)

Local Plan (Allocations) 2014

AL1 Presumption in Favour of Sustainable Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comment to this application

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: : Loss of Privacy & Out of context with the surrounding dwellings - Adjacent Hart Plain Ave Bungalows. However, if the current tree line bordering No 3 Hart Plain Ave property, remains in place, the first floor ensuite window is frosted and my garden privacy retained, then the proposed First Floor extension for 243 London Road, should not be an issue.

Comment: see section 7

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 application site
- (iii) Impact on street scene
- (iv) Impact on neighbouring amenities
- (v) Highway Implications
- (vi) CIL Liability

- (i) Principle of development

The application site is located within a defined urban area for development plan purposes. The construction of an extension to a dwelling is therefore considered

appropriate in principle, subject to consideration of detailed development control criteria, which includes the provisions of the Borough Design Guide SPD as well as Core Strategy policies which promote high quality designs which respect the amenity of the locality and local residents.

(ii) Impact on application site

The design of the proposed extension in terms of its elevations and layout would be appropriate to its plot, provided suitable materials are used in its construction.

(iii) Impact on street scene

The property occupies a relatively large plot and is set back from the highway beyond a deep front garden, and the proposed development will not be prominent in the street scene, which contains a mixture of houses and bungalows. In respect to context, the adjoining dwellings in Hart Plain Ave are bungalows, but the development will not be prominent from this direction and is not considered to be detrimental to the street scene or the character of the area. The granting of a first floor extension resulting in a two storey dwelling on this site, combined with a two storey dwelling as granted at No 241 (APP/1400466 - Set 2014), will result in a more mixed form of development in the immediate area but given the characteristics of the site and wider road, this is not considered to be detrimental.

(iv) Impact on neighbouring amenities

The main impact relates to the adjacent bungalow at No 241 and the adjoining properties in Hart Plain Ave. In respect to 241 London Road, this property has 2 small secondary windows in the side elevation, but with the main living room windows front and back, and the proposed works are not considered to result in loss of amenity.

The existing bungalow is sited between 1.5m and 2m from the rear boundary of the bungalow at 3 Hart Plain Ave. The only first floor window proposed in this elevation would serve a bath room and can be conditioned to be obscure glazed to retain privacy. In respect to loss of outlook/over dominance the side wall of the application property is over 20m from the rear wall of the bungalows in Hart Plain Ave and this relationship is considered acceptable and to accord with the Borough Design Guide. There is an existing tall hedge on the boundary and the submitted details state there will be no felling. Given that the proposal relates to a proposed first floor with no increase in footprint the hedge is not considered to be under threat, but in any event, given the overall separation distance between no.3 and no 243, approximately 25m, and the oblique distances between it and nos. 1, 5 & 7 (21m, 22m & 27m respectively) and the details of the application - no windows to habitable rooms in the side elevation, the proposal is considered to achieve an acceptable relationship with the neighbouring properties subject to conditions to control future insertion of windows.

(v) Highway and other matters.

The Development Engineer considers that the intensification of the use of the site in regard to the use of the accesses would not have a detrimental impact on highway safety and raises no objection.

(vi) CIL Liability

The increase in floor area falls below the threshold for CIL.

8 Conclusion

It is considered that the proposal accords with the relevant Local Plan and Allocation policies and the guidance set out in the Borough Design Guide SPD and the NPPF. The application is therefore recommended for permission

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00839, 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 shall not be occupied until space for the parking of vehicles has been provided within each site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings or dormers shall be constructed or inserted above ground floor level within the side (south-west and north-east) or rear (north-west) elevations, or roofslopes on these 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
- 5 The proposed bathroom window at 1st floor level in the north-east (side) elevation of the building 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 and no part of the window which is less than 1.7m above internal floor level, shall be openable at any time.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and

National Planning Policy Framework, March 2012

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

OS location plan drg no 2014/07-5/1

Block plan drg 2014/07-7/2

Existing street view drg 2014/07-5/3

existing views and plans drg 14/07-5/04

Proposed views and plans drg 11/01-1/05

Reason: - To ensure provision of a satisfactory development.