
Site Address:	39A The Dale, Waterloooville, PO7 5DB		
Proposal:	Demolition of existing garage and erection of single storey side and rear extensions with alteration to porch roof.		
Application No:	APP/14/00263	Expiry Date:	06/05/2014
Applicant:	Mr James	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick and plain tile construction. The dwelling has a front porch, flat roofed rear facing dormer and detached garage within the rear garden, accessed via the side of the dwelling. There is an area of hardstanding to the front with vehicular access onto The Dale.

The area is residential in nature comprising largely of two storey detached and semi-detached dwellings of varying architectural design. The majority of dwellings, including the application site, have gardens in excess of 50m in depth.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey extension that incorporates the existing front porch, extends along the side of the dwelling, (encompasses the rear detached garage) and then from the rear most point of the existing detached garage, wraps around the rear of the dwelling.

The extension would have a flat roof, with false hip around the edges giving a maximum height of 3.2m.

The extension would extend some 7.4m from the rear elevation of the dwelling. The extension would be no further forward than the existing porch and would be set approximately 0.7m in from the shared boundary with 39 The Dale.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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

None

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

It is considered that the only neighbours that would be affected by the development proposed are the immediate adjoining neighbours 39 and 41a The Dale.

At present there is an approximate gap of 3.5 m between 39 and 39a The Dale. The proposal will see this gap reduced to 1.5m at ground floor level, 0.7m of this will be on the application site.

It was noted on the officer site visit that there are three secondary ground floor windows in the flank elevation of 39 facing the application site, although it was difficult to establish clearly what rooms each window served. The proposed single storey side extension will undoubtedly have an impact on these windows and result in a reduced level of light to the rooms served by these windows.

However, it is pertinent to note that an extension, greater in width and height, could be erected to the side of the dwelling under permitted development entitlement. Also a 2m high close boarded fence could be erected along the shared boundary without planning permission. It is considered that both of these examples would result in a reduction in light to this neighbouring property equal to or greater than the development proposed. This is a reasonable comparison to make in the assessment of this application, particularly when affording weight to unacceptable harm.

In respect of the above 'fall back' considerations and the fact that the windows are secondary windows instead of principle windows it is considered that the reduction in

light that will be created as a result of the development proposed would be less than could potentially be achieved through permitted development entitlement. The 1.5m gap between the extension and 39, proposed eaves height of 2.5m and total height of 3.2m offer a balanced approach to developing this part of the site and pay reasonable regard to neighbour amenity. Therefore on balance it is considered that the side extension would not result in unacceptable harm to the amenities of 39.

The proposed single storey rear extension would replace the existing detached garage to the rear and on the boundary of 39. The proposed extension would not extend any further in depth than the existing garage structure and would be comparable in height. In fact the proposed extension would be positioned some 0.7m in from this shared boundary as opposed to the garage which is positioned on the boundary. It is therefore considered that this rear part of the extension, which is comparable in height and scale to the garage, with its proposed set back, will offer an improvement to the residential amenities of 39 The Dale.

The rear extension would extend some 2.4m beyond the single storey rear extension at 41a the Dale. The proposed height and extra depth of the rear extension would be within acceptable tolerances, respecting the 45 degree rule between the development and the habitable room windows of 41a. The proposal therefore maintains an acceptable built relationship along this shared boundary preserving the residential amenities of this neighbour.

For the reasons set out above It is considered that the proposed extension would not unacceptably harm the residential amenities of the two adjoining neighbours and would accord with the requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The only element of the proposal that would be readily visible from the public domain is the front section of the extension that integrates with the existing porch. It is considered that the extension suitably links to the existing dwelling and is appropriate in scale and form to that of the host dwelling. Further the set down of the site from The Dale street scene and set back of 9m from the front boundary combine to reduce the visual presence of the proposal.

The rear extension, at 7.4m deep, is excessively large when compared to the original dwelling footprint of No.39a; however it is only marginally deeper than could be constructed under the current 'prior approval' permitted development rights (a 6m deep extension could be constructed where no objections have been received, as in this case). Whilst an undesirable size, in the absence of any other demonstrable harm arising from this depth of extension, it is not considered that a refusal based on the 1.4m extra depth in itself would be likely to be substantiated on appeal.

It is therefore considered, on balance, that the development would not have an unacceptable impact on the varied character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to

neighbour amenity or harm the prevailing character and appearance of the area to such an extent as would warrant the refusal of this application. 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/14/00263 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 east side elevation 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:

Location Plan 1:1250 Stamped 11 March 2014
Drawing No. 3969/500
Drawing No. 3969/200
Drawing No. 3969/2 - Rev A
Drawing No. 3969/4 - Rev A
Drawing No. 3969/5

Reason: - To ensure provision of a satisfactory development.