
Site Address:	8 Beechwood Avenue, Waterloooville, PO7 7LR		
Proposal:	Two storey rear extension following removal of existing garage/store, loft conversion incorporating side dormer and rear Juliet balcony.		
Application No:	APP/13/00523	Expiry Date:	30/07/2013
Applicant:	Mr J Mardon	Team:	Team 1
Agent:		Case Officer:	Stephen Cantwell
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

A semi detached bungalow among an enclave of similar inter-war bungalows in a suburban street comprising mixed houses and bungalows. The front garden has a narrow side driveway (approx 2m) and is laid to grass with a 1m high wall. The attached neighbour (no.6) has extended to the rear and added a side dormer very similar to the proposal. Another neighbour (no.10) has gravelled-over the front garden for parking, with a boundary hedge to the front. Rear gardens are long, (exceeding 40m), with no notable trees. The site is largely flat, with no discernible level change.

2 Planning History

None relevant

3 Proposal

A rear extension with rear facing gable end, similar to that at no.6, including upper accomodation, taking the building from 2/3 bedrooms to 4. The rear gable would contain a juliet 'balcony' with inward opening door. The side facing dormer would contain the new upper bathroom, facing the neighbour drive and ground floor windows. The plans have been amended to reduce and reposition rooflights on the proposed east-facing roofslope and to include 3 parking spaces and planting in the front garden area.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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 response

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 representations received: none

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

- 7.2 The site is within the urban area where extensions are acceptable subject to detailed considerations of design and impact and parking provision (policies CS16 & DM13)

(ii) Design and Streetscene

- 7.3 The design would match that of the existing extension at no. 6, the attached neighbour, with the only significant difference being the use of a hipped roof treatment to the proposed side dormer by contrast with the gable dormer at no 6. There is no adverse impact on the streetscene, but the accommodation of 3 cars on the existing front garden will involve loss of a low wall and grass, which will erode the setting of the building, but much of this could be carried out without planning permission. A planning condition can require details of the surface treatment (and drainage) of this, and the preservation of the remaining space for planting, to help in this respect.

(iii) Impact on neighbours

- 7.4 In terms of massing, the proposal is acceptable; the rear extension would project to the same extent as that at no. 6, causing no loss of light or privacy nor overbearing impact. The juliet balcony cannot be stepped out onto and would have inward-opening doors.
- 7.5 To the south west side the roofslope would be visible from the side (kitchen) window at no 10 and the rear patio, with some loss of light, but considered to be insufficient given the distance and proposed sloping roof to warrant refusal; there is another opening (a glazed door) to the rear of the kitchen. The amended plans have reduced the number of rooflights on this slope to 2 no. One faces onto the side corner of no 10, the other is behind the rear wall, with a potential line of sight to the neighbour patio some 5 metres away; control of glazing and opening/cill heights is very important, together with control of the insertion of future windows here (a PD restriction). The bathroom dormer will be obscured glazed and unopenable up to 1.7m above floor level, this avoids overlooking of the neighbour's ground floor window opposite.
- 7.6 Subject to the controls described, these relationships are acceptable in accordance

with policy CS16

(iv) Parking

- 7.7 In accordance with policy DM13, 3 spaces are proposed to the front of the building. A condition can require their provision and approval of detailed design, surfacing and drainage. An informative will advise the applicant of the need for separate highway consent for the extended dropped kerb.

8 Conclusion

- 8.1 The application is acceptable, subject to conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00523 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, unless agreed otherwise in writing by the Local Planning Authority.
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 first floor rooflights to the landing and bedroom in the south west side elevation / roofslope of the rear extension hereby approved shall be permanently and entirely glazed 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. They shall also be permanently sited at least 1.7 metres above internal first floor level, or be fixed and unopenable.
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 first floor bathroom dormer window in the south west side elevation hereby approved shall be permanently and entirely glazed 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. Any part of the window which is less than 1.7 metres above internal first floor level shall also be permanently fixed and unopenable.
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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or doors or other openings shall be constructed at first floor level in the south west side elevation / roofslope of the rear 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.

- 6 Notwithstanding any information contained in the current application, the juliet balcony shall contain no external platform, and shall comprise inward opening doors only, with a tightly fitted external rail such that the doors cannot open outwards. This shall be maintained permanently in this condition unless prior written approval is given by the Local Planning Authority for any variation.

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.

- 7 The rear extension hereby approved shall not be brought into use until a plan showing the surface treatment, landscaping and drainage of the parking area shown on the amended block plan drawing which was received on 16th July 2013 has been submitted to and approved in writing by the Local Planning Authority. These parking spaces shall be provided in accordance with that plan and the surfacing and landscape details approved under this condition, prior to the occupation of the extension hereby approved and shall thereafter be kept available for vehicle parking purposes.

Reason: In the interests of highway safety to ensure that there is sufficient parking to serve the enlarged dwelling and in the interests of visual amenity, to ensure sympathetic appearance and landscaping and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1: 1250 Site Location Plan - received 4th June 2013

Amended 1:200 Block Plan (including parking space and associated planting)
- received 16th July 2013 (amended 13-07-2013)

Amended 1:50 Floor Plans and 1:100 elevations
- received 16th July 2013 (amended 13-07-2013)

Reason: - To ensure provision of a satisfactory development.