
Site Address:	241 London Road, Waterloooville, PO8 8DD		
Proposal:	First floor extension to allow living accommodation incorporating raised roof height.		
Application No:	APP/14/00466	Expiry Date:	19/09/2014
Applicant:	Mr & Mrs Lettin	Team:	Team 2
Agent:	Mr J Collins	Case Officer:	Daphney Haywood
	ConstruX (UK) Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.241 is currently one of two bungalows that mirror each other in design and located in the middle of three bungalows that face London Road at the northern end of a 2 storey development at Oakmont Drive. No.239, 241 and 243 London Road are all set back from highway with considerable front gardens and located centrally within their respective plots.

2 Planning History

None

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: the extension will block out light and the rear windows will look straight into No 239 London Rd, currently the property is not overlooked. we would look onto a solid brick wall. We have a swimming pool in the back garden and the proposed first floor will directly look into our back garden and we will lose privacy.

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.

(iv) Impact on neighbouring amenities

The main impact relates to the adjacent bungalows at 239 and 343 London Road. The application property is located approx. 2 m from the side boundary with No 239 which has a drive closest to the boundary with the wall to the dwelling sited approx 5.5m from the side boundary and whilst No 239 has windows in the side elevation, this separation combined with the difference in levels - no 239 is sited on slightly higher ground- results in an acceptable relationship in terms of impact on light and outlook. In respect to privacy issues the neighbour has raised concerns regarding loss of privacy to the rear garden and swimming pool area. Currently the application property is single storey and there is no oblique over looking from the application property. The only window proposed at first floor in this side elevation is a bathroom window and this can be conditioned to be obscure glazed. In respect to windows in the rear elevation, the formation of a first floor would result in windows at first floor near the side boundary and hence there would be potential for overlooking albeit at an oblique angle. Whilst this will result in some loss of privacy, it does not involve direct over looking and falls within the normally acceptable relationship between dwellings, and is considered acceptable.

In respect to No. 343, 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.

(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/14/00466 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 shall be constructed above ground floor level within the side elevations 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - 2014/04-3/ 1 Rev E
Site Plan 2014/04-32 1 Rev C
Existing views and plans 11/01-1/04 Rev K
Proposed views plans 11/01-1/05 Rev M

Reason: - To ensure provision of a satisfactory development.
- 5 The proposed bathroom window at 1st floor level in the south west (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.
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.

