
Site Address:	10 Philip Road, Waterloooville, PO7 7BU		
Proposal:	First floor side extension over existing garage.		
Application No:	APP/13/01222	Expiry Date:	29/01/2014
Applicant:	Mr G Starrett	Team:	Team 1
Agent:	Mr P Davey	Case Officer:	Sally Smith
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property is a brick two storey semi detached property that is sited forward of its neighbour at 8 Philip Road. To the side it has a garage with a pitch at the front and flat roofed area behind. This is visible from the street to the east. It is directly on the boundary but is some distance from the house at no 8 which is separated from the boundary by the drive to its attached garage. No 8 is set well behind no 10.

2 Planning History

09/63025/000 - Single storey rear extension Perm 17/6/09
APP/12/00481 - Rear dormer Perm 3/7/12

3 Proposal

To provide a pitched roofed first floor extension over the flat roofed element of the garage. It will provide a bathroom. The roof is to match the house and it is proposed to be clad in tile red fibrous cement cladding.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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
- (ii) Design and impact on the dwelling and street scene
- (iii) Impact on neighbouring properties

(i) Principle of development

7.2 The proposal is in the urban area where the principle of development is acceptable subject to the assessment of the details of the proposal under the Core Strategy policies.

(ii) Design and impact on the dwelling and street scene

7.3 The design accords with that of the main dwelling with respect to window design and roof pitch. It is set behind the pitch roof on the garage and is not to full height therefore making it subservient to the main dwelling. It's scale and impact is acceptable in relation to the existing dwelling and consequently is acceptable in the street scene. Infact its appearance could be considered to improve on the flat roofed element on the existing garage. Whilst the material is not a brick it is considered that in this recessed position it will be acceptable. Whilst the majority of the houses in the road are brick there are elements of cladding and render. In these respects the development is considered to meet the requirements of CS16.

(iii) Impact on neighbouring properties

7.4 As detailed in section 3.0 above the proposal is a suitable distance from the adjoining dwelling so that it will not overpower or overlook that property. There is no side window and the GPDO Regulations would require any future window to be obscure glazed. The proposal is therefore considered acceptable under CS16 in this respect.

8 Conclusion

The proposal is considered acceptable for the reasons detailed above.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01222 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 for the roof 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 hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans, Section and Elevations 578/13/01
Existing Ground Floor Plan 1:50
Existing Elevations 1:100
Existing First Floor Plan 1:50
1:1250 OS Sitemap
1:500 OS Sitemap

Reason: - To ensure provision of a satisfactory development.