
Site Address:	11 Wincanton Way, Waterlooville, PO7 8NW		
Proposal:	Single storey rear extension; first floor side extension; conversion of garage to living accommodation. (Part retrospective).		
Application No:	APP/14/00012	Expiry Date:	11/03/2014
Applicant:	Mr D Selway	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a link attached two storey dwelling with a pitched roof. The dwelling is connected to the adjacent dwelling (No. 15) by a pitched roof garage. There is a paved driveway at the front and No. 15 is separated by a low picket fence. There is a rear garden which is enclosed by a 1.8m high fence.

2 Planning History

None relevant

3 Proposal

Single storey rear extension, first floor side extension and conversion of garage to living accommodation.

The single storey extension would infill the existing space behind the garage and would extend out to the depth of the existing rear building line. It would have a flat roof. The first floor extension would be over the existing garage would tie into an identical extension currently being applied for at No. 15 Wincanton Way (APP/14/00011). The roof would be set down from the main roofline and would be pitched. Matching materials are proposed.

4 Policy Considerations

National Policies
NPPF

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 comments received.

Although the garage would be converted, there is sufficient space on the front driveway for three cars to park if required. The proposal would therefore comply with the Council's adopted parking standards.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Effect on neighbouring properties
- (iii) Effect on the character of the street scene and the existing dwelling

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbouring properties

7.3 The proposed first floor side extension is to be built in combination with a proposed first floor side extension at 15 Wincanton Way. This pair of semi-detached dwellings are located to the north east of the dwellings opposite. It is unlikely that the infilling of the gap would reduce light availability to the front elevation of the neighbours opposite at this orientation. Windows already exist to the first floor of both the application dwelling and number 15, and it is unlikely that the additional windows would lead to further overlooking or make worse the existing situation. The dwelling to the rear is noted to be 10 metres from the rear elevation of numbers 11 and 15, and at this distance the proposal is unlikely to appear overbearing or visually intrusive, particularly when the development does not protrude beyond the rear elevation of the existing dwellings. Appearance of mass and bulk are therefore kept within the footprint of the existing properties.

(iii) Effect on the character of the street scene and the existing dwelling

7.4 As both No's 11 and 15 seek to infill the gap between the pairing, this would appear

more in keeping with the character of the street scene and may appear similar in design to dwellings further west, that have a conventional semi-detached appearance rather than link-attached. If conditioned to ensure that both dwellings are altered at the same time, it is considered unlikely that the proposal would lead to an adverse impact to the character of the street scene.

8 **Conclusion**

The proposed siting and design of the single storey extension and garage conversion and first floor side extension (if implemented in combination with that subject of APP/14/00011) is unlikely to lead to an adverse impact to the character of the street scene. 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/14/00012 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 hereby permitted shall be carried out in accordance with the following approved plans:

Existing floor plans and elevations - Drwg No. 13.156.01
Proposed floor plans and elevations, location plan and block plan - Drwg No. 13/156.02

Reason: - To ensure provision of a satisfactory development.
- 4 The first floor extension hereby approved shall only be implemented at the same time and combination with the first floor extension approved at No. 15 Wincanton Way (Planning Permission APP/14/00011).
Reason: in the interests of the visual amenity 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.