
Site Address:	36 Galaxie Road, Waterloooville, PO8 9AR		
Proposal:	Front porch and rear single storey extension.		
Application No:	APP/14/00422	Expiry Date:	23/06/2014
Applicant:	Mr K Poultney	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Stephen Cantwell
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

A link-detached, three-bedroom house of slightly unusual 1960's design and layout in a suburban area. It is one of a cluster of similar dwellings, including neighbouring houses on either side. The application relates to an area of the rear garden contained by the L-shaped rear of the house and the 1.8m boundary fence with no.38, which has a similar area of rear garden as a mirror image of that at no. 36. At no.38 this is used as a decked patio, raised approx 30cm above ground level. The boundary fence is 1.8m high above this.

2 Planning History

None relevant

3 Proposal

1) A front porch, which in essence, is a lateral extension of the flat roof extension of the projected garage.

2) A rear extension with flat roof of 2.8m height. This would in-fill and area of 6m length by 4m width, formed by the L-shaped rear part of the building and the boundary fence. The additional space would provide a dining room and study. Permission is required as the extension is more than 3m in length (GPDO 2008) and 10cm longer than the 6m length permitted under the GPDO 2013.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Local Plan (Core Strategy) 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: One

Summary:

Does not wish to 'block' the application but asked for the following to be considered.:

Foundations: Queries whether the depth of these is the same for a single storey extension as for a two storey.

Encroachment: Please avoid (Officer: this request arose during discussion on site)

Loss of light: Due to the height of the extension, taller than the existing fence

New brick wall of the extension: would become their outlook from the decked area created by neighbour

How will access to shared drain be maintained: (Officer: During discussion the neighbour explained that the down-pipe from the flat-roofed section of the existing building, will be affected and wanted to ensure that it is properly located and accessible for maintenance).

Responsibility for fencing: Who is responsible for this (Officer: Discussion also covered the question of what it would look like.

(In discussion the neighbour also asked about the protection of the existing linked-roof, to ensure it remains watertight).

Officer comment:

Several of these points are not planning matters but all are considered in the next section.

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) Impact on neighbours
- (iii) Streetscene

(i) Principle of development

- 7.2 The site is within an urban area, as defined in the Borough proposals map (policy CS17). Accordingly development is acceptable in principle, but importantly, consideration must be given to detailed impacts (CS16), in determining whether the current proposal can be approved.

(ii) Impact on neighbours

- 7.3 The rear extension would run along the boundary beside a decked patio area no 38 and it would be approximately 1m above the fenceline. In terms of visual impact, the length of 6.1m would present a marked change to the neighbouring outlook. However, with the backdrop of the existing 2-storey element of the house (no.36), it is not considered to be overbearing. In terms of daylight, there is a large secondary window to the side of the neighbour's sitting room 4m away, but for the same reason, the proposal is unlikely to be significant. If approved a planning condition is recommended, to safeguard against future use of the proposed flat roof as an extension, which would have an extensive view of the neighbouring garden, patio and windows.
- 7.4 Other matters raised by the neighbour refer to the boundary fence (which comprises two fences in parallel), encroachment, access to the rear downpipe and safeguarding of their existing flat roof during development. With the possible exception of encroachment, these matters fall outside planning control and consideration. However, several points have been discussed with the Building Control officer and relayed back to the neighbour (by telephone 18th June), for instance, effective seaming of the flat roof can be achieved if carefully undertaken; Building Regulations do not provide a means to control access to the down-pipe. Informatives can be used to alert the applicant to the Party Wall Act 1996, which is relevant to these points.
- 7.5 In terms of encroachment, the proposal is shown to be approx 15cm from the apparent boundary line and the applicant has certified that they are the sole owner, as part of the application form, which suggests there will be no encroachment. However, an informative can also inform the applicant of the need to ensure that development does not encroach, including the foundations.

(iii) Streetscene

- 7.4 Only the proposed porch is visible from the street. It matches the existing garage roof and would be set well back, 6m from the highway. With the use of matching materials it is considered acceptable.

8 Conclusion

- 8.1 The proposal is considered to be acceptable, subject to conditions to require the use of matching materials and preventing use of the flat-roofed rear extension as a balcony.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/14/00422

(A) 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, the roof of the rear extension hereby approved shall not be used as a balcony nor adapted to enable that use at any time.
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:

Drawing 14/291/01 - Plans and elevations

Reason: - To ensure provision of a satisfactory development.