
Site Address:	10 Herriott Close, Waterloooville, PO8 9QJ		
Proposal:	Two storey side extension, and conversion of garage to living accommodation.		
Application No:	APP/14/00583	Expiry Date:	28/07/2014
Applicant:	Mr & Mrs Hutcheson	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a front porch and attached garage within a row of similar properties in a cul-de-sac which has a south-north incline. It has a brown tiled pitched roof and elevations of red multibrick with a yellow multibrick fascia to the western elevation. The roof of the porch and garage is flat. There is open vehicular access to the front of the dwelling which is block paved, with a dwarf wall to part of the front boundary, a 1 metre high wall increasing to a 2 metre high fence between the properties to the northern boundary and a 1 metre high wall to the southern boundary with a gate providing access to the rear garden. The rear garden is relatively shallow in depth due to the position of the house on the plot and consists of a patio area, grass and shrubs and is enclosed by a 2 metre high fence to the northern boundary, fencing and hedging in excess of 2 metres high to the eastern boundary and a 1.8 metre high fence to the southern boundary.
- 1.2 To the north of the dwelling is a two storey detached property of a similar age, style and design set forward of number 10 and to the south is a two storey detached property of a similar age, style and design, notably set back from number 10. The rear of the site backs on to gardens of properties in Roselands and the side aspect of two storey properties of a similar age, style and design lie opposite the site. The area is of medium density of a cul-de-sac of modern two storey detached properties of a similar age, style and design and a development of four new properties currently under construction at the northern end of Herriott Close .

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal consists of a first floor extension over part of the existing garage to a depth of 5 metres and width of 2.7 metres, increasing to a two storey side/rear extension of 2.1 metres in depth and 2.7 metres in width. It has a pitched roof to an eaves height of 4.9 metres and a ridge height of 6.1 metres, reducing to a mono-pitched roof to a maximum height of 3.7 metres over the existing front porch and a depth of 2.6 metres of the garage. The scheme also includes the conversion of the existing garage to a store and utility room. It should be noted this element of the

proposal falls within the criteria of permitted development.

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

Development Engineer

The removal of the garage means that additional parking will be required. HBC standard is 3 parking spaces for a 5 bedroom house, therefore the proposed layout for the parking is acceptable. An application will need to be submitted to HCC Highways to extend the dropped kerb for the three parking spaces.

Environment Agency, Planning Liaison - South Downs

No comment received.

Portsmouth Water Company

No comment received.

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

Two letters of objection have been received from one address raising the following concerns:

- 6.1 Significant impact on daylight and outlook of neighbouring property.
- 6.2 Detrimental effect on streetscene.
- 6.2 Ground floor window in south elevation overlooking neighbouring property.

6.3 Location of kitchen ventilation equipment.

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, the property being around 6.5 metres away from the highway. The proposal is approximately 0.95 metres from the southern boundary, and is set back 1.6 metres from the front elevation of the property and has a lower height to the main ridge height. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that it is important that gaps are retained between buildings and recommends 2 storey extensions should be at least 2 metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected. However, in this instance the extension is not extending beyond the side (north) elevation of the existing garage, maintaining the 0.95 metre distance from the property boundary and it is noted a number of properties in Herriott Close benefit from similar extensions, some of which are only marginally subservient to the original building line. Following receipt of amended plans, the design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed original plans for the extension were considered to lead to a loss of light and overbearing impact to the neighbouring property at number 8 Herriott Close, due to number 10 being approximately 6.8 metres forward of number 8. However, amended plans were subsequently submitted which reduced the depth of the extension at first floor level by 1 metre from the front of the property. A 45 degree angle test was carried out which verified the revised first floor front element of the extension meets the requirements for adequate daylight at number 8 and the reduced size is considered to overcome concerns about overbearing. Whilst the westernmost new window in the garage conversion could be perceived to cause overlooking to number 8 due to the siting of the properties, this element of the proposal falls within the criteria of permitted development and the window is smaller than the existing window (which is being removed). It is considered the additional ground floor window in the two storey element of the development would not cause any overlooking to number 8 as it falls behind the building line and there are no side windows in this

elevation of the neighbouring property and the proposed upper window can be obscure glazed and unopenable to 1.7m, by condition. A condition restricting the provision of any additional windows in the southern elevation of the extension is recommended to limit any further risk of overlooking to the front of no. 8.

- 7.5 Concerns were raised regarding the location of any future kitchen extraction equipment, however providing any equipment is wholly within the curtilage of the application site, it is likely to fall within the criteria for permitted development. Furthermore although the proposal extends the kitchen, permitted development rights also allow for a single storey extension in this position and it would be unreasonable to introduce a greater degree of control in this case.
- 7.6 In summary, it is considered the amended plans and proposed conditions have addressed the concerns to moderate the impact. The neighbouring property to the north would not be adversely affected by the proposed extension.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00583 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 window at 1st floor level in the southern elevation of the building on drawing no. 4027/6 Rev C shall:-
 - (i) be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the internal floor of the room in which the windows is installed and shall be maintained in that condition at all times; and
 - ii) 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 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 within the southern elevation of the property 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such 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.

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

Site Location plan 4027/500	OS Scale 1:1250 Site layout plan (parking detail only)
4027/4 - Rev A	Proposed ground floor plan
4027/5 - Rev C	Proposed first floor plan
4027/6 - Rev C	Proposed elevations
4027/1	Existing ground floor plan
4027/2	Existing first floor plan
4027/3	Existing elevations

Reason: - To ensure provision of a satisfactory development.