
Site Address:	21 Forest End, Waterlooville, PO7 7AB		
Proposal:	First floor rear extension and tile hanging to side and rear elevations.		
Application No:	APP/14/00210	Expiry Date:	23/04/2014
Applicant:	Mr Bolt	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Stephen Andrews
	Derek Treagus Associates		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property is a two storey semi-detached dwelling with white painted pebble-dash walls and hipped pantile roof. The dwelling has a large flat roofed single storey extension to the rear. The dwelling does not have any on-site parking.

The area is residential in nature with a variety of dwelling types and sizes. The dwellings immediately adjacent to the site however are similar in architectural style. The site is located within walking distance of Waterlooville Town Centre.

2 Planning History

02/65178/000 - Single storey rear extension. Approved - 03/07/2002.

APP/13/00428 - First floor rear extension. Refused - 02/07/2013. Appeal dismissed - 29/10/2013

3 Proposal

Planning permission is sought for a first floor rear extension, with hipped roof, over part of the existing single storey extension. The extension would have tile hanging at first floor level, which will be extended around the house.

The extension would measure 5.2m in width, 3m in depth and 7.5m to ridge height. The extension would set in 1.9m from the side boundary with 22 and 0.8m in from the side of the dwelling (4m from the boundary with 20).

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

It is noted that there is planning history for a first floor rear extension (APP/13/00428) which was refused and dismissed at appeal. This sought permission for a larger first floor addition with flat roof. The current proposal has been reduced in width, depth and eaves height and now includes a hipped roof instead of a flat roof. It is considered that the reductions made to the scale and alterations to the design overcome the previous reason for refusal which centred around the scale and design of the previous extension. The current proposal now appears subservient to and in keeping with the host dwelling.

(ii) Impact on neighbour amenity

It is considered that the only neighbours that would be affected by the development proposed are the immediate adjoining neighbours 20 and 22 Forest End.

The dwelling is set in from the shared boundary with 22 by some 1.9m and in by approximately 4m from 20. It is considered that this set back allows for a first floor addition that suitably accounts for neighbour amenity, particularly when applying the 45 degree rule when assessing overshadowing and overbearing effect.

The set back, coupled with the separation distances from adjoining neighbours and existing boundary screening combine to ensure that neighbour amenity will be protected from unacceptable harm.

It is therefore considered that the proposed first floor rear addition would not materially

harm the residential amenities of the immediate neighbours by reason of overlooking, loss of privacy, overshadowing, overbearing effect and loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development proposed relates to an extension to the rear of the dwelling. The rear of the existing dwellinghouse is not readily visible from the street scene of Forest End or wider public views as it is set in from the sides of the dwelling. Further the design is more in keeping with the general appearance of the host dwelling.

It is therefore considered that the development would not have an impact on the prevailing character and appearance of the area. Notwithstanding this position the first floor rear extension is reasonably subservient to the host dwelling, set in from the side boundaries of the site and is appropriate in size and design. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. 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/14/00210

(A)

(B) for the following reasons/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 Notwithstanding the information provided on the application form samples and details of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter only such approved materials and finishes shall be used in the construction of the extension.
Reason: To ensure the appearance of the extension is in keeping with the host dwelling and that of the character and appearance of the area in accordance with 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:

Drawing No. 14/269/01

Reason: - To ensure provision of a satisfactory development.