
Site Address: 7 Robinia Close, Waterloo, PO7 8HF
Proposal: Demolish existing rear conservatory and erect two storey rear extension. (Revised Application to approved Planning Permission APP/12/00603 to allow alteration to fenestration).
Application No: APP/13/01244
Applicant: Mr & Mrs P Jones
Agent: Mr M Critchley
Martin Critchley Consultants
Ltd
Ward: Stakes

Expiry Date: 03/04/2014
Team: Team 2
Case Officer: Daphney Haywood

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached storey dwelling with a pitched roof, a garage sited to the side and a driveway to the front. The level at the site decreases from front to back, there is also a TPO Yew tree located to the south west of the rear garden.
- 1.2 To the east is a detached two storey dwelling of a similar size and design. The dwellings are separated by the garage attached to the neighbouring dwelling and a side access gate. A 1.8m fence forms the boundary.
- 1.3 To the west is a detached bungalow which is long in length compared to No.7, consequently this dwelling extends beyond the rear elevation of the application site. A 1.8m fence forms the boundary.
- 1.4 To the rear is a two storey dwelling screened by vegetation.

2 Planning History

APP/12/00603

Demolish existing rear conservatory and erect two storey rear extension. (Revised Application.) Permit

APP/12/00263

Demolish existing rear conservatory and erect two storey rear extension.
Withdrawn

3 Proposal

- 3.1 The proposal which is similar to application APP/12/00603 seeks to erect a two storey rear extension, sited to the south east of the rear elevation. The dimensions are as follows; 3.3m in length, 3.3m in width and 7.0m to the ridge, 5.0m to the eaves.
- 3.2 Ground floor windows are proposed to the rear and west elevations with velux windows to the east and west facing roof slopes.

- 3.3 Thy main difference relates to the window now proposed to the rear which would serve a bathroom and is indicated to be obscurely glazed.

4 Policy Considerations

National Policies

National Planning Policy Framework>

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist No adverse comments

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 neighbours
- (iii) Effect on TPO trees

- (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 neighbours

- 7.3 The proposed extension is separated from the neighbouring dwelling house to the east by a single width garage with a pitched roof. This creates a sense of space about the two dwellings particularly at two storey height. It is unlikely therefore that the proposal will appear overbearing to this neighbour or result in a loss of light to habitable rooms. The use of a hipped roof, which slopes mass away from the shared boundary also reduces the perception of mass above eaves height. In terms of mass and bulk the proposal is unlikely to affect the dwelling to the west due to the siting.
- 7.4 Only an obscure glazed bathroom window is proposed to the rear at two storey height, and there are no new first floor windows proposed in the side elevations and the proposal is considered unlikely to result in loss of amenity to neighbouring properties.

(iii) Effect on TPO trees

- 7.6 The proposed rear facing first floor window would look towards the protected tree, however, it does not serve a habitable room and therefore should not result in pressure to reduce/fell the tree. The Arboriculturalist has assessed the application and does not raise objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposed extension is considered unlikely to result in an overbearing form of development or loss of light or privacy.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/13/01244
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 proposed bathroom window at first floor level in the south elevation shall

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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 The rooflight windows to the east and west (side) facing roof slopes on approved Drawing No.1207-402C shall have a minimum cill height of 1.75m above finished floor level.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed at first floor height in the east, south or west elevation 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Location plan drawing number 1207-201
Block plan drawing number 1207-202
Existing elevations drawing number 1207-401
Proposed elevations drawing number 1207-402C
Existing floor plan drawing number 1207-301A
Proposed floor plan drawing number 1207-302F
Existing and proposed roof plan drawing number 1207-303A
Arboricultural report dated 28 May 2012
Proposed tree protection area drawing number 1207-203

Reason: - To ensure provision of a satisfactory development.