
Site Address:	97 London Road, Cowplain, Waterloooville, PO8 8XB		
Proposal:	Part single storey and part two storey rear extension incorporating Juliet balcony.		
Application No:	APP/13/00963	Expiry Date:	19/11/2013
Applicant:	Mrs Fennell	Team:	Team 2
Agent:	Mrs Grinstead	Case Officer:	Richard Nash
	Technical Drawings Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional construction and brick and tile finish, located within a reasonably sized plot at the south-west corner of the junction of London Road with Latchmore Forest Grove. The site has established boundary treatments comprising fencing and hedging. The area predominantly comprises medium density residential land use with sporadic commercial properties - an office building is located on the opposite side of the junction. A protected tree is located within the verge of Latchmore Forest Grove, adjacent to the northern boundary of the site.

2 Planning History

None

3 Proposal

The current application proposes the construction of a part single storey and part two storey extension, incorporating a Juliet balcony, to the rear of the dwelling.

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:

Proposal would not affect protected tree. Need to provide protection to RPA within site.

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: 10

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: None

7 Planning Considerations

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 application site and locality (including protected tree)
- (iii) Impact on neighbouring amenity

- (i) Principle of development

It is considered that the provision of an extension to a dwelling of this scale and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site and locality (including protected tree)

The proposal would involve the demolition of existing single storey structures and the resultant increase in footprint would be modest, ensuring that a high level of external amenity space would be retained. The proposed extension would also be of an appropriate overall scale and bulk, complementary to the existing dwelling.

The site is exposed to some degree in views from London Road and Latchmore Forest Grove, but the proposal would be set at a reasonable distance from the highway in each case and viewed within the context of two storey dwellings on the application site and to the south. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or locality, or the visual amenity of the street scene, provided that suitable materials were used in its construction.

The Arboriculturalist has advised that the proposal would not in itself affect the protected tree adjacent to the site. However, if any part of the Root Protection Area is located within the site, then this would need to be protected from potential damage arising from storage of materials, movement of vehicles or other activities.

- (iii) Impact on neighbouring amenity

Due to its scale and siting it is considered that the extension would not have any material impact on the amenities of users of the office building opposite the site. The proposal introduces a first floor window and Juliet balcony to the rear of the dwelling.

However, this would be located at approximately 20 metres from the rear boundary of the property and would not therefore result in an unacceptable degree of direct overlooking in that direction. This window and balcony would introduce an element of overlooking to the adjoining property to the south (95 London Road) but, taking a 45 degree angle of view into account, this would be fairly limited and not particularly unusual in built up areas of this nature.

First floor windows are proposed in the side elevation of the extension facing number 95, but are annotated as being fixed and obscure glazed - this (and the addition of further windows to this elevation) could be controlled by way of planning conditions. Additional shadowing from the effective addition of a second storey would be limited to early morning and predominantly within the context of that cast by the existing dwelling. The element of the proposal lying closest to the relevant boundary would be of single storey height, and it is considered that the additional bulk created by the proposal could not be said to have a detrimental impact in terms of overbearing effect or outlook in this case.

8 **Conclusion**

The proposed part single storey and part two storey extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site and locality, the visual amenity of the street scene, the adjacent protected tree or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00963, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

67RED-13BR 01 (Location Plan)
97LON-13 01 (Block Plan)
97LON-13 02 (Proposed Elevations)
97LON-13 04 (Proposed Floor Layouts)

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 No development including site clearance shall commence on the site until any

part of the Root Protection Area (RPA) of the trees within the highway verge adjoining the site, which lies within the site, has been protected by fencing along a line outwith the RPA, to the following specification in accordance with BS5837 2005: Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The proposed windows at first floor level in the south (LHS) elevation of the development hereby approved (as indicated on drawing 97LON-13 02) shall:
- (i) not be capable of being opened below a height of 1.7 metres above floor level, 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 obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity 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.

- 6 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 south (LHS) elevation of the development hereby approved, 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.