
Site Address:	18 Fairmead Walk, Waterloooville, PO8 9AL		
Proposal:	Rear extension and loft conversion to allow living accommodation at first floor and new front porch.		
Application No:	APP/13/00732	Expiry Date:	16/09/2013
Applicant:	Mr & Mrs A Jones	Team:	Team 2
Agent:		Case Officer:	Stephen Andrews
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached bungalow with brick and rendered walls and hipped pantile roof. The dwelling has a detached single garage to the rear with vehicular access to the side of the bungalow from Fairmead Walk. The dwelling has a long rear garden with dense tree section at the end, separating the dwellings in Fairmead Walk from those within Galaxie Road.

The area is residential in nature with similar style detached dwellings on the south side of Fairmead Walk, almost two storeys in height, but with eaves level box dormers instead of the conventional full first floor. Most dwellings have integral garages with on site parking to the front.

The north side of Fairmead Walk is characterised by similar style detached bungalows. It was noted that many of the properties had now been extended into the roof, in various forms. However, it was noticeable that the development was largely concentrated to the rear (the main exception being immediate neighbour 16), leaving the original street scene largely unaltered.

2 Planning History

There is no planning history for 18 Fairmead Walk.

The planning history relating to other roof alterations within Fairmead Walk is as follows:

No. 12: 01/65970/000 - Alteration from hipped to gable end on west (side) elevation and dormer in conjunction with conversion of roof to form 2 bedrooms. Approved - 27/04/2001.

No. 14: 98/58757/2 - Addition of two dormers to side (north east) elevation to provide additional accommodation in the roof space. Appeal allowed - 26/11/1998.

No. 16: 19612 - Rooms in roof and garage. Appeal allowed - 19/08/1969.

No. 20: 01/56102/001 - Roof extension to provide 2 bedrooms and en-suite bathroom. Approved - 19/04/2001.

No. 22: 91/51987/000 - Single storey front extension and first floor rear extension.

Approved - 30/01/1992.

No. 30: 25766/2 - Rooms in roof. Approved - 16/05/1977.

3 Proposal

Planning permission is sought to extend the rear of the dwelling 4m in depth, 6.5m in width and 6m in height (matching the eaves height and ridge height of the original dwelling). The rear elevation will then change from having a hipped roof to a gable end with barn hipped roof.

The proposed rear extension works and roof alterations, to accommodate the first floor accommodation would also include the provision of a first floor window looking over the rear garden, two side facing roof lights (on both sides) and a roof light in the front roof slope.

The development also includes a porch extension measuring 1.8m in width, 1.9m in depth and 3.4m to ridge height.

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 - No objection

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 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 Waterlooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

It was noted on site that a number of residential dwellings along the northern side of Fairmead Walk had been extended at the rear and into the roof space; many of which include rear facing dormer windows. It was noted also that immediate neighbour 20 had a rear extension similar to that proposed under this planning application, although it appears that the proposed extension would be slightly greater in depth.

Having regard to the number of extensions to the rear of neighbouring properties it is considered that the proposed development would be no more harmful to neighbour amenity than existing extensions. The outlook from the proposed first floor window would be towards the rear and is an accepted relationship between neighbouring dwellings found throughout residential areas. Further the boundary screening along the side boundaries and to the rear would be sufficient to ensure that neighbouring properties would have some protection from the development as proposed.

It is therefore considered that whilst the development would allow for some additional overlooking this would be within acceptable limits. Further it is noted that a rear facing dormer window could be created under the permitted development entitlement for the site which would have a similar impact.

Therefore with regard to the above information it is considered that the rear extension and converted roof space would not result in unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overbearing effect, overshadowing or 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 as proposed would be visible from sections of Fairmead Walk, however the main extensions are largely concentrated at the rear and as such would have less of an impact on the visual amenity and character of the area.

Despite the fact that the extension would have some presence from the street scene a number of properties have been extended in a similar vein. The concentration of development at the rear enables the dwelling to retain its single storey front facade which is considered to be a positive design approach. the small porch extension would have little impact on the prevailing character and appearance of the host dwelling.

Overall it is considered that the development would preserve the existing character and appearance of the area and would be in keeping with other similar developments. 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/13/00732, 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, unless agreed otherwise in writing by the Local Planning Authority.
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 roof lights in the west elevation (facing 20 Fairmead Walk) on the plans hereby approved] shall be fixed shut and 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1:1250 - Stamped 22 July 2013
Site Plan 1:500 - Stamped 22 July 2013
Proposed Ground Floor Plan - Drawing No. 200713pl4
Proposed First Floor Plan - Drawing No. 200713pl5
Proposed Elevations - Drawing No. 200713pl3

Reason: - To ensure provision of a satisfactory development.