
Site Address:	89 The Brow, Waterloooville, PO7 5BY		
Proposal:	Single storey front extension and two storey side extension.		
Application No:	APP/16/00592	Expiry Date:	04/08/2016
Applicant:	[REDACTED]		
Agent:	Mr Jay	Case Officer:	Tina Pickup
	The Planning Service		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two storey dwelling on the west side of The Brow where the road has a short north-south stretch to its junction with The Dale. The land slopes quite steeply here, down to the north. The dwelling has an elongated frontage to the road having an existing two storey side extension at its southern end. The property is white render beneath a plain tile roof which has a cat slide at its northern end above an integral garage. The surrounding area is characterised by a substantial two storey dwellings set in mature plots - most are of varied architecture and style, but notably No 91 immediately to the north was originally an identical designed dwelling, such that the two houses are the only two fronting this stretch of The Brow. No 91 has also had additions - a single storey extension to its south side and a two storey addition to its north side, also removing the original cat-slide.

2 Planning History

03/68591/000 - Two storey side extension (south) elevation Permitted 07/08/2003 & Implemented

3 Proposal

It is proposed to add a single storey front extension at the southern end which would project forward, towards the highway by 2m, by 7.5m long, plus 1.6m overhang porch. It is also proposed to add a first floor above the existing integral garage by replacing the cat slide with a full two storey side extension having a hipped end.

As originally submitted the proposed first floor side addition included a full height roof - this has subsequently been amended to be recessed down to match the existing first floor addition on the south side.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

and Borough Design Guide SPD, 2011

5 Statutory and Non Statutory Consultations

Southern Water - None 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: 10

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 upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways Issues

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

This is the key consideration in the determination of this application as the existing front facade has a significant presence in the street scene. The proposed single storey addition would still retain a 3.7m separation to the highway and with the proposed lean-to style roof actually adds some variety and articulation to an otherwise 'plain' frontage. Visually this addition is considered appropriate.

The proposed first floor addition, as originally submitted with a continuous level ridge

line and no degree of subserviency, was considered an overly large and dominant roof form. The slope of the site exacerbates the bulk and mass of the proposal - the loss of the cat slide with such a large roof addition was considered detrimental to the visual appearance of the streetscene and contrary to the Design Guide SPD which advocates at para. 5.37. two storey side extensions should be set back with a reduced ridge.

Amended plans have therefore been submitted reducing the height of the northern roof to balance with the roof of the existing southern extension. This has been achieved by using a false pitched roof. The property would now be visually symmetrical and balanced with a much reduced roof bulk. This is similar to the extension at No 91 which has a lower ridge and therefore in street scene terms is consistent and similarly subservient to the original ridge. These amended plans are considered to now comply with the Design Guide SPD and policy CS16.

(iii) Impact upon residential amenity

The proposed single storey front extension will have no impact on neighbouring amenity by way of loss of privacy or overlooking. The proposed first floor addition actually slightly improves the existing levels of overlooking by changing an existing clear glazed bedroom window in the west elevation (that currently has a clear view over the garden of No 87) with an obscure glazed bathroom window. One other additional window in this west elevation would also be obscure glazed and the only window on the north elevation facing No91 would also be obscure glazed. Hence there is not considered to be any detrimental impact on neighbouring amenity.

(iv) Highways Issues

The site is an existing 4 bedroom dwelling and the proposal only increases the size of these bedrooms and adds bathrooms - it does not result in any additional bedrooms triggering the need for any additional on site parking.

8 Conclusion

The amended plans have satisfactorily overcome the original objections to the mass and bulk of the roof, and the proposal is now considered to comply with the Design Guide SPD and be acceptable in street scene terms. Accordingly the amended plans are recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00592 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

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

Drg No. P001	Proposed location and block plans rec'd 26/07/16
Drg No. P002	Proposed elevations plan rec'd 26/07/16
Drg No. P003	Proposed east elevation plan rec'd 26/07/16
Drg No. P004	Proposed south elevation plan rec'd 26/07/16
Drg No. P005	Proposed west elevation plan rec'd 26/07/16
Drg No. P006	Proposed north elevation plan rec'd 26/07/16
Drg No. P007	Proposed CGI views external 1 rec'd 26/07/16
Drg No. P008	Proposed CGI views external 2 rec'd 26/07/16
Drg No. P009	Proposed floor plans rec'd 26/07/16
Drg No. P010	Proposed CGI views internal rec'd 26/07/16
Drg No. P011	Proposed section and roof plan rec'd 26/07/16
Drg No. P012	Proposed side section rec'd 26/07/16
Drg No. P013	Proposed ground floor plan rec'd 26/07/16
Drg No. P014	Proposed first floor plan rec'd 26/07/16

Reason: - To ensure provision of a satisfactory development.