
Site Address:	20 Summerhill Road, Waterloooville, PO8 8XE		
Proposal:	First floor side extension.		
Application No:	APP/17/00101	Expiry Date:	24/03/2017
Applicant:	Mr & Mrs Wallace-Jones		
Agent:	Mr Gard	Case Officer:	Bee Crawford
	ACE Designs		
Ward:	Cowplain		

Reason for Committee Consideration: At the request of Councillor Keast

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey detached property which has been previously extended. It has a grey slate pitched and hipped roof and elevations of red multibrick. The site is at a lower level than the road and the land falls away to the north. There is open vehicular access to the front with block paving and mature hedging to the front, eastern and western boundaries. The rear garden is split level with a depth in excess of 21 metres, there is an area of decking immediately to the rear of the house which leads to an area of lawn and grass which drops sharply by approximately 1.8 metres. It is enclosed to the eastern and western boundaries by 2 metre high mature hedging and shrubs, with trees to the rear boundary.
- 1.2 A detached two storey property is to the east, a detached chalet style property is to the west, a modern detached two storey property is opposite and the front aspect of properties in Latchmore Forest Grove are to the rear. The area is of medium density with a mixture of detached two storey properties and bungalows and a detached three storey block of flats of similar and different age, style and design.

2 Planning History

APP/16/01170 - Demolition of existing sun room and erection of single storey side extension and new chimney on western elevation, permitted 04/01/2017. The original proposal included a first floor side extension which was subsequently removed from the scheme following concerns raised regarding the impact on the neighbouring property.

02/55515/006 - First floor extension to rear (north) and side (east) elevations above existing single storey projections and construction of conservatory to side (west) elevation, permitted 26/02/2002.

01/55515/005 - Erection of lean to conservatory at side of property.

92/55515/002 - First floor extension, permitted 09/06/1992.

90/55515/000 - Proposed day nursery (12 children), refused 31/01/1991.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension. This is a modified scheme than originally proposed under APP/16/01170 to provide an enlarged en-suite to the master bedroom, together with a new family bathroom and an enlargement to the front bedroom.

- 3.2 The design and access statement submitted with the application sets out the intention of the development to provide the following: *The remodelled en-suite and the new family bathroom are to be provided with a level threshold to enable easy access for ambulant disabled relatives that live within the existing family home, and provide sufficient space around the baths and toilets to allow for future use by the ambulant disabled relatives, should their condition deteriorate further.*

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 1

One letter of objection was received from one address (18 Summerhill Road) raising the following concerns:

- 6.1 The planning application includes confusing and contradictory information in the Design and Access Statement (DAS) and drawings submitted, as to the extent of the new development and provision of an alternative cat slide design as part of the proposal.
Officer Comment - The proposed scheme is for a first floor extension replacing the existing first floor addition and extending over the remaining area of the single storey ground floor element with a slight overhang to the rear section. The 'original' and 'cat

slide' designs for the scheme were submitted as comparisons only to the proposal which is the subject of this application.

- 6.2 New proposals would be overbearing and result in a substantial loss of daylight, sunlight and the amenities currently being enjoyed by the neighbour. Also unacceptable in terms of the visual impact and loss of light to the neighbouring kitchen and landing windows. The new gable roof line that runs the length of the proposed development is approximately 1.5 metres away from this side wall and will raise the total height even further.

Officer Comment - see section 7.

- 6.3 The proposals would create a building 12 metres (39 ft.) wide and over 5 metres high, starting on the eastern boundary line and finishing 30 cms (12 inches) from the western boundary line. This large structure on a plot with a 40ft frontage will be out of scale and have an adverse impact upon the character and appearance of the current street scene.

Officer Comment - see section 7.

- 6.4 The proposed first floor development on the eastern side of the property shows it being built upon a single storey 'false wall' that was added to an earlier ground floor extension. Concerns that building an additional structure upon this 'wall' may not be safe.

Officer Comment - This is not a material planning consideration and is something which would be covered under Building Regulations.

- 6.5 The window in the proposed bathroom would create significant overlooking and loss of privacy, unless any such window is obscure and with an opening for ventilation only, that will be at least 1.7 metres from the floor.

Officer Comment - A condition is recommended controlling the nature of the bathroom window to be installed.

- 6.6 If approved in its present form, the proposed development will create a situation where access for all future maintenance or repairs to the east side of the building will have to be from the neighbouring property (allowable under current legislation). This will subject the owner of the neighbouring property to a future of intrusion and inconvenience.

Officer Comment - This is not a material planning consideration and would need to be resolved by the applicants and their neighbour.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is to replace the existing first floor side addition on the eastern side of the property and extend the first floor over the remaining area of the single storey side extension and would be visible from the public realm. The development as proposed will not increase the overall footprint of the property, however it will result in a noticeable increase to the overall volume on the eastern side.

- 7.4 Summerhill Road consists of a diverse selection of detached properties, with no set pattern of spacing or scale. There are a number of examples in the street where development is close to or up to property boundaries and it is in this context the proposal will be viewed. Whilst the development will result in two storey development across the majority of the application site, this is not considered to be out of character with the existing streetscene.
- 7.5 The plans submitted indicate the distance between the existing eastern elevation of the application site and the original western elevation of the neighbouring property is approximately 5.5 metres, which would be retained as the extension does not extend beyond the eastern elevation of the existing side addition, although it is noted the proposal is 0.6 metres wider than the current first floor extension. The scheme is judged to be subservient to the main dwelling by virtue of the proposed width, together with the height which is 0.6 metres lower than the current front gable and 1.4 metres lower than the existing ridge height of the property, and as such is consistent with the guidance set out in the Havant Borough Council Borough Design Guide SPD.
- 7.6 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and the street scene and is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed scheme is to the eastern elevation of the property, situated over the single storey side addition. Third party concerns have been raised that due to the extent of the proposal and the proximity to the boundary, the addition would lead to a substantial loss of light to the side amenity area and the kitchen and landing windows of the neighbouring property at number 18. Whilst it is acknowledged the extension is sizeable and would be close to the boundary of the application site, the plans submitted indicate there is a gap of 0.7 metres between the extension and the boundary of the application site. The extension would not project beyond the existing side elevation of the ground floor addition apart from a small area to the rear of 2.7 metres x 0.5 metres where the ground floor is set in due to the existence of a manhole cover.
- 7.8 The distance between the proposed development and the western elevation of number 18 Summerhill Road where the kitchen and landing window are situated is approximately 5.5 metres. It is recognised the proposal will result in a noticeable increase in the scale of the dwelling as viewed from number 18, which amounts to a height difference of 1.9 metres from the existing flat roof to the underside of the eaves of the proposal. However the outlook from the windows of number 18 is currently dominated by the existing wall and roof of the application site in its present form. The roof of the proposed extension pitches away from the boundary and the submitted plans show the eastern elevation of the extension will be rendered. In order to lessen the effect of the extension to the neighbouring property it is proposed to include a condition requiring the eastern elevation to be painted white and maintained as such to offer the maximum reflected light.
- 7.9 Regard must also be had to the fact that whilst part of the land to the side of the neighbouring property is currently used as an additional amenity area, its main rear garden has a depth in excess of 20 metres. It is therefore considered unlikely that any resulting impact on the smaller amenity space could be sustained as a defensible reason for refusal of the development proposed.
- 7.10 With respect to the proposed bathroom window on the eastern elevation, a condition is recommended for this to be obscure glazed and non-opening unless the part of the

window which can be opened is more than 1.7 metres above the finished floor level. This should minimise the perception of overlooking and it is considered would not result in a loss of privacy to the neighbouring property.

- 7.11 The properties opposite and to the rear are deemed to be a sufficient distance away for any impact to be negligible and the proposal would not be detrimental to the neighbouring property to the west of the application site.
- 7.12 Consequently, it is considered that the proposal will not lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the objectives of the Havant Borough Council Borough Design Guide SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the streetscene and the amenity of the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00101 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 Compulsory Purchase Act 2004.
- 2 With the exception of the render proposed to the side elevation, 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 render to the side (east) elevation shall be painted and permanently maintained in a white or cream finish.
Reason: In the interests of the amenities of the area and the neighbouring residential property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the eastern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.

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

Drg No. 160806/01 Rev B	Location plan and proposed block plan
Drg No. 160804/02 Rev A	Existing ground and first floor plan
Drg No. 160806/03 Rev A	Existing elevations plan
Drg No. 160806/04 Rev C	Proposed ground and first floor plan
Drg No. 160806/05 Rev E	Proposed elevations plan
Drg No. 160806/06 Rev B	Existing and proposed roof plan
160806 Rev A Jan 17	Design and access statement

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location Plan
- (B) Existing elevations
- (C) Proposed elevations
- (D) Proposed floor plans