
Site Address: 32 Wallis Road, Waterlooville, PO7 7RX
Proposal: Two storey and single storey rear extension; new porch; changes to fenestration and re-modelling (As Amended).
Application No: APP/17/00233 Expiry Date: 15/05/2017
Applicant: Mr & Mrs Davidson
Agent: Mr Edwards Case Officer: Tina Pickup
Town & Country Architecture
Ltd
Ward: Waterloo

Reason for Committee Consideration: At the request of Councillor Buckley

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to No.32 Wallis Road, Waterlooville, which is a detached two storey dwelling located in a backland position on a large plot. Vehicular access is via a long private graveled drive taken between 30 and 34 Wallis Road. The existing dwelling is constructed of dark red brick with brown tile hanging at first floor beneath a brown tiled roof. The front door is on the south elevation which has no first floor windows at all. There is an existing garage located to the south east of this frontage area.
- 1.2 The dwelling has previous additions - a conservatory on the eastern elevation and a steeply pitched single storey extension on the north elevation (permitted in 2001, see below). Within the rear garden there is a raised decked area in the north eastern corner. The land has a slight slope such that No 32 is marginally higher than the dwellings fronting Wallis Road. The site features mature planting and trees providing a verdant setting. Boundaries vary - to the north there is an evergreen hedge approximately 2m high; and the eastern and southern boundaries are generally 2m high close boarded fencing with mature shrubs in front; and the western boundary is a mix including hedging and trees.
- 1.3 There is a Woodland TPO on land immediately to the north made in 2009 covering a range of trees, but no trees within the application site are covered by TPO's. The surrounding area is characterised by detached dwellings set in moderate mature plots.

2 Planning History

01/51200/001 - Single storey conservatory to side and new hip roof on existing flat roof extension, Permitted 29/05/2001

3 Proposal

- 3.1 The application proposes the demolition of the existing conservatory and a single storey extension across the full width of the rear, eastern, elevation with a two storey element at the northern end, approximately where the existing conservatory sits. This extension would have a depth of between 4m and 4.5m, with the eaves line of the single storey element being 2.1m and the eaves of the two storey element matching the main house. The proposal also includes other refurbishments and alterations including a ramped entrance with new front porch; and changes to fenestration including two additional first

floor windows in the south elevation, and rooflights in the existing single storey northern roof slope.

- 3.2 As originally submitted the proposal included cedar cladding to all elevations with grey aluminium windows and doors. During the course of considering the application amendments have been made including the omission of the cladding and retention of the existing tile hanging; re-siting and reduction in size of first floor windows in the south elevation with both now proposed with obscure glass; and adding a greater degree of hipped roof above the two storey element.
- 3.3 The applicant suffers from a degenerative disease and the proposal aims to make the property wheelchair accessible.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 None necessary

6 Community Involvement

- 6.1 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: 12 in total, comprising:

8 letters of Objection to the original plans, from 7 different addresses.

4 further letters of Objection to the amended plans, 1 from a new address

- 6.2 The issues raised can be summarised as follows:

Outlook - bulk of new roof will block light and sun into lounge, garden and patio; windows in south elevation would affect outlook; increase in volume impacts disproportionately on surrounding houses and area; large extension alters aesthetics of existing property.

Officer Comment - separation distances exceed Design Guide SPD recommendation -

see section 7.6 - 7.10

Privacy - first floor windows in south elevation directly face 28A, 30 and 34 Wallis Road and would result in loss of privacy in rear gardens; original dwelling deliberately had no south facing windows to avoid overlooking; windows in north elevation will overlook patio, garden and lounge to 1 Treeside Way; if opening or clear glass will reduce privacy; proposal jeopardises spaciousness, privacy and seclusion; previous owners put in new windows with consideration to neighbours, being obscure glass and discreet.

Officer Comment - Amended plans show the first floor windows in the south elevation to be obscure glass; the windows in the north elevation are high level - see section 7.6 - 7.10

Overshadowing - 2 storey extension will reduce natural light, especially in winter.

Officer Comment - separation distances exceed Design Guide SPD recommendations - see section 7

Character of Area - Cladding out of keeping with woodland setting; detrimental to ambiance of neighbourhood.

Officer Comment - Amended plans retain tile hanging; but grey aluminum windows and doors still proposed - see section 7.3 - 7.5

Works Commenced - note windows in north elevation already fitted prior to Planning Permission being granted.

Officer Comment - A builder is on site but only working on internal alterations and works that do not require planning permission; the builder has been advised that any further works would be at their risk

Personal Circumstances of Applicant - positive discrimination to accommodate applicants needs unfair to needs of neighbours; illogical to have upstairs bedroom, should all be single storey.

Officer Comment - The health of the applicant and his access needs are not a material planning consideration and the application must be considered on its merits.

Precedent - proposal would set a precedent.

Officer Comment - Every application is considered on its merits

No site notice

Officer Comment - No site notice was required for this householder application; neighbour notification has been undertaken in accordance with Council's Code of Practice for Publicity of Planning Applications and Statement of Community Involvement.

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 normal development management criteria which are assessed below.

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

- 7.3 As a 'backland' dwelling the existing property is not overly visible from the general public street scene in Wallis Road and can only be glimpsed along the drive and behind No 30 Wallis Road. It is however quite visible from within the surrounding properties and their gardens. The existing elevations are relatively 'plain' with very limited first floor windows and muted materials that blend with the surrounding verdant character. The proposed alterations and design seek to give the property more identity and particularly provide a more visually appealing entrance on the south elevation.
- 7.4 The mass and bulk of the proposed rear extension would not be harmful to the public street scene as it would not be seen. From neighbouring properties the proposed extensions would be visible across their own gardens and the design includes a variety of roof profiles to add visual interest, particularly to the east and south elevation. The amended plans retain the existing dark tile hanging which would maintain the overall muted appearance of the dwelling. The windows and doors would still be grey, but this is not considered inappropriate to these muted tones. No trees or hedges are affected by the proposal and the site would retain its verdant character.
- 7.5 The design and scale of the extensions and fenestration details is therefore deemed appropriate in context to the host dwelling and would not have an adverse impact on the character of the site or the visual amenity of the immediate area. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Effect on neighbouring properties

- 7.6 The application site is surrounded by other residential properties and as such the changes proposed will be apparent to adjoining occupiers, a number of whom have objected to the proposals. In weighing up the significance of any impact on adjoining properties regard has been had to the spatial relationship between the application site and any affected dwellings, and how this relates to the Council's adopted guidance on such matters, as set out in the Borough Design Guide SPD.
- 7.7 With regard to the impact of the proposals on the Wallis Road properties to the south, the first floor windows in the south elevation have been amended to both be obscure glass bathroom windows. Whilst their insertion into a previously blank first floor facade could lead to the perception of being overlooked by No 30 and 28A Wallis Road, in reality there would be no direct overlooking from obscure glazed windows. Furthermore the separation distances are some 25m to the rear elevation of No 30, and this exceeds the recommended 20m back-to back separation guideline within the Borough Design Guide SPD. Therefore it is considered that the windows in the south elevation would not result in any harm to the amenity of the occupiers of No 30 or 28A from overlooking or loss of privacy. The changes proposed at ground floor level are also considered to have no significant impact on these properties by virtue of the separation distances involved.
- 7.8 With respect to the proposed windows in the existing roofslope of the north elevation, these are high level windows providing light to the dining area below. They would be set in the sloping ceiling and as they would be above eye height would not result in any overlooking or loss of privacy to the neighbours in Treeside Way to the north.
- 7.9 The proposed two storey and single storey rear extensions would add additional bulk and mass to the property which would be visible from the properties within Treeside Way, and particularly No 1 which is set closest. However it must be noted that the two storey bulk is aligned with the existing two storey dwelling and utilises a pitched roof which has had a hipped end added. This roof would slope away from the properties in Treeside Way, reducing the impact and increasing the separation of the highest part of the new

development from these properties. The rear elevation of No 1 Treeside Way is some 13m away from the side of the two storey element, and some 16m away from the ridge line. Whilst it is acknowledged that the occupiers of No 1, and to some extent the occupiers of No 5, will undoubtedly see the extensions, it is considered that the separation distances and use of hipped roofs is such that this additional bulk would not actually be harmful to their outlook or amenity - the distances are such that they exceed the Borough Design Guide SPD's recommendation of a 10m minimum separation distance between dwellings. Also due to the distances involved it is not considered that the proposal would cause any material additional overshadowing to the rooms within No 1 Treeside Way or their garden area.

- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impacts on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 It is considered that the scale, siting and design of the proposal, as amended, would have limited and acceptable impact on the neighbours and character of the area. The development proposed 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/17/00233 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 The external materials used shall be as indicated on the hereby approved plans and where appropriate 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 new windows in the first floor on the south elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan Drawing No. 17/13/06 Revision B
Proposed Plans and Elevations Drawing No. 17/13/04 Rev C

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location Plan
- (B) Site Plan
- (C) Existing Elevations
- (D) Proposed Ground and First Floor Plan
- (E) Proposed North and West Elevations
- (F) Proposed South and East Elevations