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**17/01192/HOU
CRANESWATER**

WARD: EASTNEY &

22 EXETER ROAD SOUTHSEA PO4 9PZ

**CONSTRUCTION OF FIRST FLOOR EXTENSION TO REAR ELEVATION TO INCLUDE
INSTALLATION OF FLAT ROOF TO REMAINING SECTION OF GROUND FLOOR REAR
PROJECTION**

Application Submitted By:

Miss Emma Gifford

On behalf of:

Miss Emma Gifford

RDD: 10th July 2017

LDD: 19th September 2017

SUMMARY OF MAIN ISSUES

This application has been called to be determined at the Planning Committee by a deputation request from a neighbouring resident.

Summary of main issues

The determining issues in this application relate to the design of the proposal and whether it relates appropriately to the recipient building. Also whether the proposal would have any significant impact on the occupiers of the neighbouring properties.

Site and Surroundings

This application relates to an Edwardian style semi-detached property which is located on the western side of Exeter Road to the north of the junction with Festing Road. The surrounding area is characterised by unique semi-detached properties with the majority of properties retaining their original features.

Proposal

The applicant proposes to construct a first floor rear extension above the existing single storey lean-to extension which would provide an extension to the existing rear bedroom. It would have a pitched roof with a height of 7.5m and would be constructed along the side roof plain of the existing roof. It would have a width of approximately 4m and would be set back from the boundary with the neighbouring property No 24 by approximately 3m. It would have two vertical windows which would have the same height and align with the existing first floor window. The extension would be constructed of brick to match the recipient property with a slate roof. Exeter Road is characterised by a variety of different styles of terraced properties, a number of other properties within Exeter Road have two storey extensions, the majority of these have unsympathetic flat roof extensions.

The applicant also proposes to replace the existing 2.5m lean-to roof with a 3.2m flat roof. Therefore, the overall height of the roof would increase by approximately 0.7m.

Planning History

In March 2017 a planning application was submitted for the construction of two storey extension to front/side elevation (Ref 17/00486/HOU). This was to accommodate a bathroom. After concerns regarding the amenities of the neighbouring occupiers to the north due to the close proximity of the extension to the nearest habitable rooms, the application was subsequently withdrawn to find an alternative location for the bathroom.

POLICY CONTEXT

The relevant policies within the Portsmouth Plan would include:
PCS23 (Design and Conservation),

The aims and objectives of the NPPF would also be relevant in the determination of this application.

CONSULTATIONS

None.

REPRESENTATIONS

One letter of objection from a neighbouring resident has been received on the following grounds:

- 1) in-correct description;
- 2) loss of light to side kitchen window;
- 3) inappropriate materials;
- 4) attic windows not shown on drawings;
- 5) footings close to main sewer piper;
- 6) overdevelopment;
- 7) overbearing;
- 8) increased sense of enclosure

COMMENT

The determining issues in this application relate to the design of the proposal and whether it relates appropriately to the recipient building. Also whether the proposal would have any significant impact on the occupiers of the neighbouring properties.

Taking into consideration the appropriate pitched roof design and its relationship with the recipient roofslope, the appropriate massing of the extension including its set back from the boundary with the neighbouring property No 24. Furthermore, due to the presence of other two storey extensions within the surrounding area, it is considered that the proposed two storey extension is considered to be appropriate in design terms and would relate appropriately to the recipient building.

Additionally, the replacement flat roof of the existing rear extension would be a modest alteration and would be an acceptable alteration to the recipient property and would not cause harm to the adjoining occupiers.

The neighbouring property to the north (No 20) has a two storey flat roof extension that projects further than the proposed two storey element. Therefore, it is considered that the proposal would not result in any significant impact on the occupiers of No 20 in terms of increased sense of enclosure, loss of light and overshadowing. *(original)*

The proposed first floor extension would be set back from the nearest habitable window on the property to the south (No 24). This would be set back by at least 3m. Therefore, taking into consideration the separation distance it is not considered that the proposed first floor extension

would result in any significant impact on the occupiers of No 24 in terms of increased sense of enclosure, loss of light and overshadowing.

The height of single storey extension would be altered to change from the lean-to to a flat roof. However, this would be a similar height to the existing and would not result in any significant impact on the neighbouring occupiers.

The only windows would be located on the rear elevation and given the separation distance of approximately 20 metres between the properties to the rear in Festing Road, it is not considered that the proposal would result in any loss of privacy to the neighbouring occupiers.

Other concerns raised in the objection letter include the description is incorrect. The objector is mainly commenting on the internal use. The location of the bedroom and the bathroom are not a relevant planning considerations with this application. It is considered that the description of development accurately reflects the proposal.

The objector has also commented stating that the proposed materials are inappropriate and would not relate appropriately to the recipient building. The application form states that the two storey extension would be constructed of brickwork and tiles to match the recipient property. A suitably worded condition would also be implemented ensuring that the development is constructed in materials to match the recipient building. Furthermore, the properties in Exeter Road are varied in character therefore; the majority of the properties are constructed in a variety of different materials including slate, tile, brickwork and render.

The close proximity of the footings to the main sewer pipe is an issue that is dealt with by the building control department and not a planning consideration.

It is therefore considered that the proposal is capable of officer support and is in accordance with PCS23 of the Portsmouth Plan.

RECOMMENDATION Conditional Permission

Conditions

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
- 2) Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: 33-2016, and 33/2016-2.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing building.

The reasons for the conditions are:

- 1) To comply with Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the development is implemented in accordance with the permission granted.
- 3) In the interests of visual amenity in accordance with policy PCS23 of the Portsmouth Plan.