
Site Address: 92 Corbett Road, Waterloo, PO7 5TF
Proposal: Proposed alterations to existing rear extension, including an infill extension and a change of roof pitch.
Application Type: Full Planning Permission
Application No: APP/24/00404 Expiry Date: 01/08/2024
Applicant: Mr & Mrs Skandalis
Agent: Mr George Gamblin Case Officer: David Eaves
 R & G Design
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located to the east of Corbett Road and the property is a two storey semi-detached house incorporating brown brickwork and grey/brown concrete rolled tiles. The property also has a flat roofed forward projecting garage. The road is characterised by semi-detached two storey dwellings some of which have first floor render.

2 Planning History

None relevant

3 Proposal

Proposed alterations to existing rear extension, including an infill extension and a change of roof pitch. The proposed floor plan indicates that an annex would be formed at ground floor level fully integrated into the building. The plan also shows parking for three cars could be provided (this is considered further in part 7 below).

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

Councillor Simon Hagan

No comments 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: 8

Number of site notices: 1

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

(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. The annex use is provided in a way that would avoid concerns over it being used as a separate unit of accommodation being partly within the original building, with an internal link and small floorspace.

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

- 7.3 The proposals would result in the part removal of an existing rear conservatory and toilet/store outshoot and the replacement with a rear extension. The existing rear structures have a gap back to the original rear wall in the central section between the conservatory and the toilet/store. The existing structures project approximately 3m from the main rear wall of the existing dwelling and the proposed rear extension would have the same depth. The roof of the existing rear projection has a shallow mono-pitch between approximately 2.3m and 2m in height. The proposed rear extension would have a flat roof and would be approximately 2.5m in height.
- 7.4 It is noted that the proposal would not be readily visible from public vantage points and is considered a modest and acceptable proposal to the rear of the existing two storey dwelling.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). 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

- 7.6 It is noted that the labelling on the drawings is incorrect with south being west, north being east, east being south and west being north, however, it is clear when looking at the drawings where the various elevations are and the impact on neighbouring properties can be readily assessed.
- 7.7 To the rear of the site is Godwillie's Timber Centre and the proposals would not impact this commercial site. Therefore the main impacts are considered to be to No.94 Corbett Road to the north of the property and to No.90 to the south of the application site.
- 7.8 In relation to No. 94, the proposal replaces the existing rear toilet/store and has very similar dimensions. The height of the extension would be very slightly increased. No.94 has a rear conservatory, however this is set approximately 3m from the proposed extension. It is not considered that the very small increase in height would lead to an unacceptable increase in mass and bulk nor be detrimental in relation to sunlight /day light. An existing toilet window in the north side of No.92 serves a toilet and would be retained or replaced with a shower room window in the same position. The relationship of the proposal to No.94 is therefore considered to be acceptable.
- 7.9 With regards to the attached neighbouring property at No. 90, this property has not been extended to the rear and therefore the proposed development would project to the rear of No.90 as does the existing conservatory room to the applicaiton site. Whilst there would be a very marginal increase in the height of the proposed rear extension it is of the same depth as the existing and it is not considered that the change would have a significant additional impact such as to warrant a refusal of planning permission. It is noted that there is a rear window and french door to the rear of No.90 however, any increased overbearing to this window would be limited and acceptable. The orientation of the application site to the north of No.90 avoids any significant impact on sunlight/daylight.

- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 In relation to parking it is noted that the annex would result in an increase in bedrooms at the site from 3 to 4. Havant Borough Parking SPD 2016 requires the provision of 3 parking spaces. The site currently has a garage and drive space and there would need to be a further space provided on the front garden area (this would be similar to other properties in the road including immediate neighbours). A condition is recommended to secure this. It is also noted that the garage space is smaller than that required by the Parking SPD, however, in this case and on balance, given that the annex is small and could have been provided in a different form within the existing building and without planning permission the overall parking provision is considered acceptable.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00404 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Block Plan

Existing and Proposed elevations and floor plans Drawing No. Skandalis 400.1

Reason: To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the annex accommodation being first brought into use and shall be retained thereafter for their intended purpose. Furthermore the additional parking area shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: In the interests of highway safety and reducing flood risk and having due regard to policies DM13 and CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.