

DELEGATED OFFICER REPORT

Site Address:	43 Elizabeth Road, Waterloooville, PO7 7LZ		
Proposal:	Single storey side/front extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00626	Expiry Date:	18/10/2024
Applicant:	Mr & Mrs Green		
Agent:	Mr Hindle	Case Officer:	Lesley Wells
	BjH Property Services		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No. 43 Elizabeth Road is a two-storey semi-detached dwelling.
- 1.2 To the north east of the site (to the rear) there are three protected Oak Trees of varying sizes, which are located within the neighbouring property, which are not impacted by the proposal to the front of the site.
- 1.3 To the north west of the site is a small development of bungalows which, with the exception of one unit with access from Stakes Hill Road, form part of Elizabeth Road. There is also a two storey dwelling further to the rear (north west) with access from Stakes Hill Road.
- 1.4 Planning permission was granted for a 3 bed dwelling with an attached garage to the rear of the site with access from Stakes Hill Road on 12/12/2019 under reference APP/19/00396. This follows on from a similar proposal granted planning permission on 24/5/16 under reference APP/16/00308.

2 Planning History

07/72450/000 - Two storey side extension. , PERM,28/08/2007
APP/15/00790 - Erection of 1No. 3 bed detached house with integral garage and creation of new access onto Stakes Hill Road (revised application)., REF,17/09/2015
GEN/15/00762 - PD Rights, ,01/09/2015 12:17:34
APP/16/00308 - Erection of 1No. 3 bed detached house with integral garage and creation of new access onto Stakes Hill Road (revised application)., PERM,24/05/2016
APP/18/00133 - Application for non-material change to Planning Permission
APP/16/00837 relating to alterations to central first floor void on rear elevation to form internal floorspace for Bedroom No. 2., PERM,09/03/2018
APP/19/00396 - Proposed 1No. 3 bed dwelling with access from Stakes Hill Road. (Approved 12/12/2019)
[Note: Grampian Condition applies, contact LPA for details]. Request to discharge condition No. 2 (12/05/2022). Request to discharge conditions 3, 4 and 9 (received 20/04/2022). Request to discharge condition 11a (recd 20.6.23). Request to discharge condition 11 b and c (5.12.23). , PERM,12/12/2019
APP/20/00452 - Single storey side and front extension with new pitch roofing incorporating/ancillary roofing to existing stores building., PERM,19/08/2020

3 Proposal

Single storey side/front extension. The application is similar in footprint and location on the building to that approved under APP/20/00452 (it is actually smaller in area); albeit with a revised representation of the levels surrounding the extension.

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)

Havant Borough Local Plan (Allocations) July 2014

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Elizabeth (formerly Dianne) Lloyd - No Comment

Councillor S Milne - No Comment

Councillor Simon Hagan - No Comment

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Existing structure unsuitable for additional loading	This would be a matter for Building Regulations
Could be used for different uses - no parking	The proposal is required to be determined on the use applied for, which is as a family room and shower room connecting through to the main dwelling. As submitted, the proposal does not generate the requirement for additional parking.
Shed/bike store not shown	This does not affect the determination of the proposal, the store was noted by the Case Officer during the site visit.
Overintensive usage of the property	See Section 7 below

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) Biodiversity Net Gain

(i) Principle of development

7.2 The application site is located within the defined urban area, with planning permission granted on 19/8/20 under reference APP/20/00452 for a very similar single storey side and front extension, which has since expired. Therefore, the principle of extending the host dwelling in a similar manner to that proposed has previously been found to be acceptable by the Local Planning Authority. The differences between that granted and that applied for is the roof which no longer extends over an existing flat roofed single storey element to the side. In addition, the door and steps to the garden are now from the family room, as opposed to the main house, with a toilet room included in the extension.

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

7.3 The proposal is for a side/front wrap around extension to this semi-detached property. The proposal would be forward of the main dwelling by approximately 4.5m, with the main part of the hipped roof approximately 4m high. The extension would have a mono and pitched hipped roof. The length of the extension would be approximately 6.8m and at its widest point approximately 4.2m. The materials would match the main dwelling in colour and texture. The impact on the area arising from the front extension would be mitigated by the position of the main house which is not prominent in the street scene, located opposite No. 39 Elizabeth Road, which is forward of the proposal. The front extension would also be obscured from the road by hedging to the side front boundary of No. 39.

The front single storey extension is an appropriate design for the main house, would not adversely impact on the character of the area and would not amount to an overdevelopment or overintensive use of the site, with large garden areas retained to both the west and north of the dwelling.

7.4 As to the remaining side part of the extension, due to its location, it would not be visible from the public realm.

7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is 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 The properties with the potential to be impacted by the proposal would be Nos 39 & 45 Elizabeth Road and 136a Stakes Hill Road.

7.7 The front wall of the extension would be opposite the flank wall of No. 39 Elizabeth Road, with an existing 1.8m fence along this boundary with a separation distance of approximately 2.5m. The proposal would have no material impact on the occupiers of this property by reason of overshadowing or dominance. As to 45 Elizabeth Road, the adjoining semi to the south east, there would be an approximate separation distance of 5m from the boundary and the proposal would not cause overshadowing or a loss of privacy to the occupiers of this dwelling. As to 136a Stakes Hill Road there would be a minimum separation distance of 11m from this property, with a 1.8m fence along the boundary. The proposal would not materially impact on the residential amenity of the occupiers of this property.

7.8 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).

(iv) Biodiversity Net Gain (BNG)

7.9 This householder proposal is exempt from the requirements of BNG.

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 conditional planning permission.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00626 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:

Plans

Block Plan - Scale 1:500

Proposed & Existing Plans, Elevations, Floor, Sections & Notes - Drawing No. 26/2425.

Reason: To ensure provision of a satisfactory development.

- 3 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.