
Site Address: 129 Stakes Road, Waterloooville, PO7 5PD
Proposal: Construction of single storey rear extension with 1No roof lantern and replacement decking with steps following demolition of existing conservatory.
Application Type: Full Planning Permission
Application No: APP/24/00500 Expiry Date: 27/08/2024
Applicant: Mr Outen
Agent: Loretta Taylor Case Officer: Ikrame Essalih
 Thorns - Young Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 129 Stakes Road, Purbrook, Waterloooville is large detached dwellinghouse with accommodation in the roof space and an attached side garage with a false pitch roof. The property is located on the northern side of Stakes Road and is characterised by a gabled roof constructed in concrete tiles, and rendered elevations with elements of light grey horizontal timber cladding at front and rear elevations as well as brown tile hanging at the west-facing flat roof dormer. The front elevation features two box bay windows with pitched roofs.
- 1.2 The property benefits from a large rear garden, mainly laid to lawn with several paved areas, a gazebo, outbuildings, a shed and other garden features. The rear boundary line comprises timber fencing coupled with dense mature hedging while the other rear boundaries are formed mainly by timber fencing and some trees. It is noted that the rear garden is of a sloped nature declining from south to north. The front garden is mainly gravelled allowing for sufficient car parking.
- 1.3 The surrounding area is mainly residential in character and comprises properties of different design, size, height and appearance.

2 Planning History

None.

3 Proposal

The proposal involves the erection of a single storey rear extension with a roof lantern and a replacement decking with steps following the demolition of the existing rear conservatory.

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

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

Councillor Antonia Harrison

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Paul Tansom

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	N/A

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 proposed works consist of the demolition of the existing rear conservatory and decking and the construction of a single storey flat roof rear extension with a new decking. The proposed rear extension would comprise a new kitchen and family area while the former kitchen would be replaced by a utility room. The extension would feature an eaves height of approximately 3.4 metres and would protrude by a maximum of 8.8 metres from the recessed part of the rear elevation and approximately 8 metres from the main rear elevation. The extension would be of an irregular shape with a width of approximately 7.2 metres and approximately 10 metres at the closest part to the building allowing for a passage between the new build and the existing garage to the west side. The roof lantern would be fully glazed and about 960 mm high while the proposed decking would be flush with the new rear extension rear elevation and extending to the north by 1.53 metres at approximately 630mm from the rear garden's ground level. All the proposed construction materials would be matching the existing. Consequently, it is considered that the proposed works would be in keeping with the character of the main dwellinghouse and would not adversely impact the existing setting, albeit the significant addition to the footprint. It is noted that the original dwellinghouse with the existing conservatory have a large footprint with a generously sized rear garden.
- 7.4 Additionally, with regard to Havant Borough Council Design Guide SPD and the character of the surrounding area, it is considered that the design, scale and sitting of the proposed extension would result in a subservient and modest appearance in relation to the main dwellinghouse, with consideration of the existing build and the overall size of the residential plot.
- 7.5 The proposed works would also result in the addition of a new door to serve the new utility room. The proposed door would be matching the existing in material and design. Therefore, it is considered that the proposed works would be in keeping with the character of the main dwellinghouse.
- 7.6 By dint of its location to the rear of the property and the sloped nature declining to the north, it is noted that the proposed extension would not be readily visible from the public realm. Therefore, it is deemed that the proposal would not adversely impact the character of the area and streetscene.
- 7.7 Considering the design of the proposed works, the amount and location of the proposed development and the existing footprint and plot size, it is deemed that the proposal would be appropriate and would not result in an adverse impact on the character of the main dwellinghouse and the visual amenity of the locality, concurring with the requirement of the Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.8 The proposed rear extension and decking would be situated entirely at the rear of the property, replacing the existing conservatory and raised platform associated to the rear elevation of the main dwellinghouse. The proposed extension would be positioned approximately 2.85 metres at its closest point and 5.26 metres at its furthest from the west side boundary, while maintaining a distance of 2.53 metres from the east side

boundary. These measurements are comparable to the current distances between the existing conservatory and the side boundary lines.

- 7.9 To the west, the adjacent property is No. 127 Stakes Road. Due to the existing garage positioned closer to the boundary line, it is noted that the proposed side window facing this property and the decking would be mainly screened, thereby avoiding direct overlooking. Furthermore, considering the height and flat roof design of the proposed rear extension, in conjunction with the existing timber fence measuring at least 1.8 metres along the west side boundary, it is concluded that the proposal will not appear overbearing or result in harmful overshadowing or loss of view or daylight to the residential amenities of this neighbouring property.
- 7.10 To the east, the adjacent property is No. 131 Stakes Road. Although there would be no proposed additional side windows facing this neighbouring property, the proposal would include a decking that is approximately 630 mm high, and a new door to be added at the east facing elevation. However, given the existing timber fencing of approximately 1.8 metres in height and the presence of the neighbouring garage on this side, which features a pitched roof rising at least 650 mm above the fence, it is deemed that direct and harmful overlooking or loss of privacy from the side door or the decking will be avoided.
- 7.11 The proposed rear extension and decking would be entirely screened from the neighbouring properties to the north while those to the south are located at sufficient distance from the proposed works. Therefore, it is deemed that the proposal would not result in an adverse impact to the residential amenities of these neighbouring properties.
- 7.12 Given the design and height of the proposed development, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of Havant Borough Local Plan Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposed works would have limited and acceptable impact on the neighbouring properties and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00500, 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 dated 2nd July 2024 - Uploaded 02 July 2024

PROPOSED BLOCK PLAN - Uploaded 02 July 2024

AMENDED PROPOSED FLOOR PLANS, ROOF PLAN AND ELEVATIONS -
Dwg 8122.24.2 Rev F - Uploaded 04 October 2024

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 or be in accordance with the approved details.

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.