

Site Address: 43 The Thicket, Widley, Waterlooville, PO7 5JL
 Proposal: Erection of single storey rear extension following demolition of the existing conservatory and detached garage.
 Application Type: Full Planning Permission
 Application No: APP/23/00720 Expiry Date: 19/10/2023
 Applicant: Mr Coyles
 Agent: Mr Andrews Case Officer: Ikrame Essalih
 SDA Planning and Architecture
 Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 43 The Thicket, Widley, Waterlooville is a semi-detached bungalow with accommodation is the roof space, located at the west side of The Thicket and constructed in rustic red bricks with a hipped roof in brown concrete roof tiles. The roof space is served by three rooflights, two on the front main elevation and one on the rear. To the rear of the property is a conservatory with a rear garden of appropriate size. The front area of the property is a hardstand which allows for car parking and a driveway leading to the detached garage to the rear south side of the site. The front boundary is defined by a vertical metal fencing with an open vehicular and pedestrian access marked by two wood posts.
- 1.2 The property benefits of a large and gently sloped rear garden with a paved platform serving as a terrace and connected to the conservatory, and a wooden cabin to the west boundary of the garden. The rear boundaries are formed by wooden fence panels.
- 1.3 The surrounding area is residential in character with a mix of detached and semi-detached bungalows and two-storey dwellinghouses of similar design, style and height and others differing.

2 Planning History

04/69989/000 - Replacement conservatory to rear., PERM,15/12/2004

3 Proposal

The proposal consists of the erection of a 2.9 metres single storey rear extension with flat roof, following the demolition of an existing detached garage and 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Ryan Brent

No comments received.

Property Services Manager

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: 4

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
- (iv) Parking matters

(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 comprises the demolition of an existing garage to the rear south side of the property and the conservatory and the construction of a single storey flat roof rear extension. The new construction would incorporate a new kitchen and dining space which would be connected to a reception area and utility room served by an existing window on the south side elevation. The extension would be of approximately 2.9 metres height above ground level, protruding by 4.6 metres from the rear wall of the dwellinghouse and would extend out by approximately 1.9 metres past the south side elevation wall resulting in a total width of 8.3 metres. To the south side boundary would be a wooden door leading to the rear part of the property. The proposed extension would be located at the rear, thus mainly screened by the existing build with the exception of the side section which would be visible from a couple of vantage points within The Thicket pavement, however it is considered that it would not result in a detrimental impact to the streetscene and the character of the area.

7.4 The proposed extension would be constructed with bricks, at base level and north side elevation, matching the existing one in the main dwellinghouse and fibre cement exterior wall cladding of light grey colour on all other elevations. It is noted that details of the proposed cladding have been submitted and are deemed acceptable by virtue of the discreet colour and texture and considering the rear location of the proposed extension with the side part of it being sufficiently set back from the streetscene.

7.5 The new space would be served by a side window on the south side elevation, a window and glass door on the rear elevation and a rooflight. All proposed fenestration and door would be matching the existing in material and design. Furthermore, by dint of the use of a flat roof and considering the rear position of the proposed extension vis-à-vis the property, it is deemed that the proposal would be of modest height and design and would result in a subservient and acceptable appearance concurring with Havant Borough Council Design Guide SPD recommendation. Overall, the proposed works are considered to be in keeping with the context of the main dwellinghouse and the character of the area.

- 7.6 The design, mass and appearance of the proposed extension is deemed appropriate, in context to the main house and the character of the area 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 streetscene and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed extension would be set back from the boundary with the adjoining property at No.41 by approximately 1 metre and would have a side window serving the kitchen and facing the adjacent property. The proposed window would be sited at 1.1 metres above finished floor level, opening at 1.8 metres height. The proposed window would mainly be screened by the existing fence and the garage of the same neighbouring property at No.41, which is extending further than the proposed extension to the rear. Therefore, it is considered that the proposal would not result in a harmful impact on the neighbouring property on this side.
- 7.8 On the north side, the adjacent property at No.45 benefits from a rear conservatory protruding by approximately 3 metres from the external rear wall of the dwellinghouse. The proposed rear extension would be set back from the boundary line by the same distance of 350 mm as the existing conservatory and protruding by approximately 1.6 metres compared to the adjacent existing structure. Considering the existing conservatories and the existing boundary fence of 1.8 metres, the depth and height of the proposed extension are considered appropriate albeit the proximity to the boundary line. It is considered that the proposal would result in a limited and acceptable impact on the adjacent property.
- 7.9 To the west and east sides of the application site, it is considered that the neighbouring properties are located at a sufficient distance to receive any harmful impact from the proposed development.
- 7.10 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking, loss of privacy or overshadowing and would have limited and acceptable impact on the residential amenity of the properties immediately adjacent to the application site 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.

(iv) Parking matters

- 7.11 The proposal would result in the demolition of an existing garage thus the loss of one parking space. At the front of the property, the existing hardstand area allows for at least three car parking spaces. Considering the existing number of bedrooms at the property, the available car parking space is deemed adequate therefore meeting the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of Havant Borough Local Plan Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is allowable in principle. The scale, amount and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the streetscene 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/23/00720, 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 and Block Plans
Proposed Floor Plans and Roof Plan
Proposed Elevations
Proposed 3D Views 1
Proposed 3D Views 2
Proposed 3D Views 3
Proposed 3D Views 4
Email dated 17/10/23 - Agent's confirmation of cladding material

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.