
Site Address:	44 Elizabeth Road, Waterlooville, PO7 7DN		
Proposal:	Single storey rear extension and disability ramps to front and rear.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00524	Expiry Date:	02/09/2024
Applicant:	Mr Phillips		
Agent:	Martin Farrer	Case Officer:	Denise Sheath
	MF Designs Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Elizabeth Road, Waterlooville, is a two storey end of terrace property constructed with pale brick with white cladding to the front and rear first floor elevations. The roof is brown concrete tiled. The frontage of the property is partially block paved for to allow for off road parking, with a area laid to lawn adjacent the boundary with No.42. The boundary treatment to the front south eastern boundary consists of 1m wooden close boarded fencing, with a 1m hedge to the southern western side boundary. The rear garden is laid to lawn with a patio area directly adjacent the rear elevation. The rear and rear side boundary treatments consists of 2m close boarded wooden fencing.

2 Planning History

None relevant

3 Proposal

Single storey rear extension and disability ramps to front and rear.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

The development site is not located within Southern Water's statutory area for water

supply/wastewater drainage services. Please contact the relevant statutory undertaker who is Portsmouth Water.

The applicant has not provided details of the proposed means of disposal of foul drainage from the site. Southern Water is unable to comment fully on this Planning Consultation until such time as the relevant information is provided.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Developer Services, Southern Water - Further Officer Comments

No further comments received from Southern Water following the submission of the following details from the agent regarding the foul drainage:

The foul drainage will be linked into the existing mains foul drainage to an existing inspection chamber located within the property boundary

Property Services Manager

No comments received

Portsmouth Water

Portsmouth Water have reviewed the application and associated documents for APP/24/00524 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1.

Summary of Objection:

Concern raised with regard to the front boundary line shown on the Proposed Block Plan. The boundary line is incorrect and is encroaching onto neighbouring property.
Officer Comment: An amended plan was submitted on 26 August 2024 amending the boundary line showing no encroachment onto neighbouring property.

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.

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

7.3 The first element of the proposal is for a single storey flat roof rear extension. The proposed extension would be set in 0.44m from the rear northern elevation with a depth of 4m; a width of 7m, with a depth of 4.3m attaching to the rear north western side elevation. The roof will be flat with a maximum height of 3.1m, a roof light is proposed to the rear northern section. The materials to be used in the construction of the extension will be facebrick work to match the existing property. The proposed extension would allow for the reconfiguration of the ground floor to allow for an additional bedroom and wet room at ground floor level. A new window is proposed at ground floor level within the south western existing side elevation serving the new wet room.

7.4 A ramp and platform are proposed to the rear of the extension to allow for suitable wheelchair access to the rear garden area. The proposed rear ramp and platform are to be installed at a height of approximately 0.25m, the platform area would be located adjacent the French doors to the northern rear elevation of the extension with a depth of 2.15m, and a width of 2.4m, with the ramp located adjacent the north western rear elevation adjacent the proposed lounge area.

7.5 The proposed rear extension would not be readily visible from the streetscene of Elizabeth Road due to its location at the rear. The proposed rear ramp would not be visible due to its position and height. Although it is noted that there is a footpath adjacent the north and west boundaries it is not considered that the proposed extension would have a harmful impact upon the character of the streetscene. Many of the properties within Elizabeth Road have development to the rear in the form of an extension or conservatory.

7.6 The last element of the proposal is for the installation of a ramp and platform to the front elevation which will allow for suitable wheelchair access to and from the front entrance of the property. The proposed ramp and platform will be located from the front entrance door (which is to be widened), spanning across the south western elevation of the property. It is not considered the proposed ramp and platform would have a harmful impact upon the character of the streetscene nor would they impact upon the off road parking located to the frontage of the property.

7.7 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

- 7.8 The proposed rear extension, rear ramp and platform area would have a distance of 9m from the rear boundary with a further 21.5m distance from the rear facing elevation of the neighbouring property to the rear (No. 13 Walton Close). Notwithstanding the above it is noted that the neighbouring property to the rear and application site are separated by a public footpath. It is therefore not considered that the proposed alteration to the rear of No.44 would have a harmful impact upon this neighbouring property in terms of loss of light, outlook, privacy nor would the proposal have an overbearing impact.
- 7.9 The proposed rear extension, rear ramp and platform area would have a distance of 4m from the western side boundary with a minimum distance of 13m to the rear facing elevation of the neighbouring properties to the north west (Nos. 11 & 12 Walton Close). Notwithstanding the above it is noted that the neighbouring properties adjacent the western side boundary and application site are separated by a public footpath. It is therefore not considered that the proposed alteration to the rear of No.44 would have a harmful impact upon this neighbouring property in terms of loss of light, outlook, privacy nor would the proposal have an overbearing impact.
- 7.10 The proposed rear extension, rear ramp and platform area would have a distance of 0.4m from the north eastern shared boundary with the neighbouring property to the north east (No.42 Elizabeth Road). It is noted that No.42 benefits from a single storey rear extension. The proposed extension would provide approximately 1.5m further than the neighbouring extension. No windows or door are proposed to face the neighbouring boundary. It is therefore not considered that the proposed alteration to the rear of No.44 would have a harmful impact upon this neighbouring property in terms of loss of light, outlook, privacy nor would the proposal have an overbearing impact.
- 7.11 The proposed ramp and platform to be located to the front of the property are not considered to have a harmful impact upon the immediate neighbouring properties in terms of outlook, light, or privacy nor would the proposed ramp and platform be considered overbearing. It is therefore considered any impact from the proposed ramp and platform to the front elevation would be minimal and acceptable.
- 7.12 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) Parking

- 7.13 The proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the submitted proposed floor plan. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

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/24/00524 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:

Application Form - Received 10 July 2024

Location and Block Plan -Drawing No P03 - Received 10 July 2024

Proposed Elevations - Drawing No. P02 - Received 10 July 2024

Proposed Floor Plans and Parking Plan - Drawing No.P_01B - Received 26 August 2024

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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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