
Site Address: 13 The Rise, Waterlooville, PO7 5DQ
Proposal: Construction of single storey extensions following demolition of existing conservatory, store and garage.
Application Type: Full Planning Permission
Application No: APP/24/00428 Expiry Date: 01/08/2024
Applicant: Mr Powell
Agent: Loretta Taylor Case Officer: Josephine Lacey
 Thorns - Young Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

13 The Rise, Waterlooville is a pitched roof detached bungalow on the northeast side of The Rise. The elevations are primarily rendered with red brick quoin detailing to the corners of the front elevation and above the window. The gable ends of the property are located on the front elevation and the northwest side elevation. The neighbouring dwelling No.15 The Rise is two storey, but of similar design with elements of render and red brick quoin detailing. The other dwellings within the street are of similar design, mass and scale to No.13. To the rear of the dwelling is the garden, with Portsmouth Golf Course to the rear of the application site. To the frontage is a path, grass front garden and a driveway.

2 Planning History

GEN/24/00482 - Pre Application advice - Proposed single storey wrap around extension to rear and side.

3 Proposal

Construction of single storey extensions following demolition of existing conservatory, store and garage.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Antonia Harrison

No comment received.

Councillor Ms C Diamond - Purbrook Ward

No comment received.

Councillor Paul Tansom

No comment received.

Southern Gas Network

No comment 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: 10

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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
- (v) Priority habitats

- (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 proposal is for single storey extensions following demolition of existing conservatory, store and garage. The main extension would be wraparound to the rear and southeast side elevation. There would be an additional extension to the southeast side, which would facilitate a store, as well as a small extension on the northwest side elevation which would facilitate a new entrance.
- 7.4 The larger extension would extend 4.5m into the rear garden from the eaves with a flat roof, and 5.3m from the point at which it meets the roof. The overall height measured to the top of the proposed roof lights in the rear section would be 3m. From the rear elevation of the proposed extension, it would then extend approximately 9.7m along the southeast side of the dwelling at a width of 9.5m at the rear and 2m around the side to the eaves, and 2.8m to the point at which it meets the roof.
- 7.5 The smaller single storey extension on the southeast side would be 2.6m in width to the main roof, and 2.4m to the eaves, 4.5m in length and 2.8m in height. The roof would be flat.
- 7.6 The single storey extension to the northwest side would be 1.6m in length and 0.9m in width. It would be 2.5m in height and the roof would be flat.
- 7.7 The entire property is proposed to be finished in white render, with white uPVC windows. The windows are proposed in the rear elevation and the northwest side elevation. There would also be patio doors to the rear and a shutter to serve the store room.
- 7.8 The design includes 3 flat roof extensions, including one large extension. The Havant Borough Design Guide does not support flat roofs, however, as the majority of the extensions would only be visible from limited public vantage points, the property already has a flat roof garage, and there are multiple other flat roofs in the surrounding area, flat roof single storey extensions in this location can be supported. The proposed materials are in keeping with the streetscene.
- 7.9 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

- 7.10 To the south of the property is No.15 The Rise. This property is oriented at an angle to the application site, with the front elevation of its extension facing the southeast side elevation of No.13. There is a 2m distance between the properties at their closest point. The proposal would not be overbearing on this property or cause loss of light or outlook as the proposals would be adjacent to the two storey extension of this neighbouring dwelling which is much larger, and there are no windows in the elevations closest to the proposed extensions that would be subject to loss of light. There are no new windows proposed facing this dwelling, so there would not be a loss of privacy. To the rear, the boundary fences between the properties are around 2m high and would screen most of the proposal. Consequently, the proposal is likely to

have only limited and acceptable impact on this property in terms of loss of light, outlook and privacy and would not be overbearing.

- 7.11 To the north west of the application site is No.11 The Rise. This dwelling is around 1m in distance from the northwest elevation. There are windows in both properties that mutually face each other. The introduction of a new window within the elevation facing this property which would serve the hallway is therefore unlikely to have a harmful impact on privacy. In terms of light and outlook, the extension towards the front of the northwest side is small and does not extend further towards this property. Within the neighbouring dwelling there are no windows within the side elevation within the rear extension that face the proposal. The proposal would not extend as far as this neighbouring dwelling's extension. Considering this, the proposal is likely to have only limited and acceptable impact on this property in terms of loss of light, outlook and privacy and would not be overbearing.

(iv) Parking

- 7.12 The proposal would cause the loss of a parking space within the garage, and 2 spaces are needed for a 3 bedroom property as required by the Havant Borough Council Parking SPD. 2 spaces are shown on the block plan, meaning that the proposal complies with this requirement.

(v) Priority habitats

- 7.13 The application site is within 50m of the following habitats: Butcher's Broom, Lowland Mixed Deciduous Woodland, Ancient and Semi-Natural Woodland, Purbrook Park Wood. Due to the distance and minor scale of the proposal, the works are not deemed to be detrimental to the priority habitats.
- 7.14 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.

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/24/00428 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:

06 Jun 2024	BLOCK PLAN PROPOSED
06 Jun 2024	LOCATION PLAN
06 Jun 2024 8052.24.2 PL	PROPOSED FLOOR PLAN ROOF PLAN AND ELEVATIONS

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.