
Site Address:	107 Corbett Road, Waterlooville, PO7 5TF		
Proposal:	Two storey front and rear extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00165	Expiry Date:	31/05/2023
Applicant:	Mr C Morrison		
Agent:	Mr D Treagus	Case Officer:	Selina Donophy
	Derek Treagus Associates		
Ward:	Stakes		

Recommendation: **REFUSE PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the west side of Corbett Road, Waterlooville. The site is located on a corner plot where Corbett Road meets Mountbatten Drive. This property has a pitched, tiled roof with brickwork and tile hanging to the elevations. To the south side is an attached garage with a flat roof. The property is separated from the road by a driveway allowing for vehicle parking on site.

2 Planning History

None relevant

3 Proposal

Two storey side and rear 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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment received

Councillor Elizabeth (formerly Dianne) Lloyd

No comment received

Councillor S Milne

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: 8

Number of site notices: Not applicable.

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

- (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 This proposal comprises a two storey side and rear extension located on the south side of the property. There is currently a single storey garage located to this side of the property. The proposed extension would have a width of approximately 2.7 metres and would come level with the side boundary where the side of the garage currently projects to. The extension would form a front facing gable which would project forward of the front elevation by approximately 1.8 metres which would step back to form a double pitched roof, the depth of which would come level with the main rear elevation wall. The ridge would be set down from the ridge of the main roof by approximately 80cms. This space would form a utility room to the front and kitchen to the rear at ground floor level, both served by windows to the front and rear elevations - bi-fold doors would be added to the rear elevation (although this is not shown on the proposed elevations plan to which the agent has been alerted). At first floor level two bedrooms are proposed, one to the front and one to the back with a landing area and shower room in the middle. The bedrooms would be served by front and rear first floor windows. Proposed materials include concrete tiles to match existing alongside brickwork and cladding to the elevations.

7.4 The application property forms one of four properties which follow a set design with pitched roofs and flat roof garages to the side which all retain the same gap to the boundaries at first floor level. These properties are considered to add character to the area due to the strong pattern of development retained as no development has occurred to these properties in terms of extensions to the side. The surrounding area is fairly mixed in terms of gaps to boundaries although generally pitched roof properties in terraces or semi-detached pairs form the immediate streetscene. It is noted there is some variation in terms of materials and colours used on surrounding properties. With this proposal the proposed side and front extension would be sited on the shared boundary with no 105 to the south, removing the gap to the boundary at first floor level and resulting in a terracing effect. This is considered to result in the loss of the uniformity between these properties which currently exists also allowing for a precedent to take place with the other properties in the set which would result in a cramped appearance at the junction where Corbett Road meets Mountbatten Drive. This is considered to be directly contrary to paragraph 5.38 of the Havant Borough Design Guide :

5.38 It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties.

7.5 The design with the gable end which steps forward is also considered to appear cramped within the space and whilst the ridge would be set down below that of the main roof, the appearance would not be particularly subservient with the extension appearing prominent when viewed from the highway. The Havant Borough Design Guide states that side extensions should be set back behind the front elevation and, as stated above should retain a gap of at least two metres to the side boundary.

- 7.6 It is considered that the proximity of the extension to the side boundary would be harmful to both the visual appearance of the street scene and the symmetry of the four properties of the same design adjacent to the junction and the extension would appear cramped within the space between the properties, contrary to Policy CS16 c) of the Havant Local Plan and the Havant Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.7 To the south of the application site is no 105 Corbett Road. This is the property adjacent to the proposed side extension siting. There are no windows on the side elevation of no 105. The properties are slightly staggered, with no 107 set back behind no 105, however this is not to a degree where the proposed extension would result in an overbearing or overshadowing impact to no 105. The rear bedroom window at first floor level would be sited much closer to the shared boundary than the existing bathroom window which is set off the boundary. Whilst some degree of increased overlooking is noted, no 107 is staggered and there is not deemed to be overlooking down towards the private patio area at no 105.
- 7.8 There has been no other impact identified as a result of the proposed extension on surrounding properties- there are already first floor windows in the property allowing for some overlooking expected in a residential area.
- 7.9 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.

(iv) Parking

- 7.10 This proposal would result in the loss of the garage space and the addition of 2 bedrooms (the study counting as an additional bedroom for parking allocation requirements). This would mean that 3 parking spaces would need to be provided for on site. At this point in time the front garden is partially laid to lawn and the site plan has been annotated to show that 3 spaces would be provided for on the front garden area following some form of hard standing being created in this siting.

8 Conclusion

- 8.1 The construction of the proposed side and front extension would, as a result of its prominent appearance in the street scene and relationship to the site boundaries, give rise to a terracing effect and harm to the pattern of development between the four properties surrounding the junction of Corbett Road with Mountbatten Drive as well as a cramped appearance within the context of the host dwelling. This would result in harm to the character of the area and loss of symmetry to the streetscene. The proposal is thereby contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework., and as such it is recommended to refuse this application.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/23/00165 for the following reason:

- 1 The construction of the proposed side and front extension would, as a result of its prominent appearance in the street scene and relationship to the site boundaries, give rise to a terracing effect and harm to the pattern of development between the four properties surrounding the junction of Corbett Road with Mountbatten Drive as well as a cramped appearance within the context of the host dwelling. This would result in harm to the character of the area and loss of symmetry to the streetscene. The proposal is thereby contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.