
Site Address: 51 Galaxie Road, Waterloooville, PO8 9AT
Proposal: Two storey side extension following demolition of the existing conservatory.
Application Type: Full Planning Permission
Application No: APP/22/01232 Expiry Date: 07/03/2023
Applicant: Mr and Mrs Liversage
Agent: Mr Andrews Case Officer: Jenni Price
SDA Planning and Architecture
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

51 Galaxie Road, Waterloooville, PO8 9AT

- 1.1 The application site is a modern two storey link detached property and garage. It has an offset brown tiled pitched roof and elevations of yellow multibrick and white cladding. The site is level with open vehicular access to the front with an area of block paving and garden. The rear garden is mainly laid to lawn with shrubs along the boundary and is enclosed with a 1.8m high fence.
- 1.2 The area is of medium density with modern two storey detached, link detached and terraced properties of similar age, and different styles and design.

2 Planning History

None.

3 Proposal

Two storey side extension following demolition of the existing 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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 D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Councillor Neil Bowdell - Cowplain

No comment

Hampshire Biodiversity Information Centre

Within 50m Notable and Protected Species - Pipistrelle Bat Species (Granada Close)

Officer Comment: It is not anticipated that this householder development is likely to impact protected species.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 application is for a two-storey side/rear infill extension and would be visible from the public realm, although it is set back 14 metres from the highway behind the garage. It is set slightly below the existing ridge line and would fall in line with the existing rear elevation of the property.

- 7.4 The proposal would result in a reasonable increase to the volume of the property, although it is considered it can be comfortably accommodated within the extent of the site. It is noted several other properties in the immediate vicinity benefit from similar developments.
- 7.5 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 judged the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The two-storey extension would infill the area between the rear of the garage and the southern elevation of the property and would not project beyond the existing rear elevation of the property. It will be 5.4m from the adjoining property at no. 53 and as the extension will be built on the adjoining southern elevation it is felt that there would be no detrimental effects on this property by way of overlooking or privacy issues. The proposed extension will be set away from the boundary with no. 49 by 2.1m and there are no windows in the side elevation of the extension. The rear elevation of no. 49 projects beyond the rear elevation of the subject property and there is a small glazed window located on the first floor of the side elevation which is sited toward the front of the property. On the ground floor within the same elevation is a door which leads to the rear garden and a small window. It is felt that given the windows in the east and west elevations which have a similar outlook to the existing first floor windows and the distance from the boundary and the siting the proposed infill extension would not have a detrimental effect on this adjoining occupier by reasons of overshadowing, loss of light and privacy. It is worth noting that at the time of writing this report there have been no letters received objecting to this proposal.

(iv) Parking

- 7.7 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three onsite parking spaces as recommended in the HBC Parking SPD (July 2016). However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking 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 following the submission of amended plans.

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 Planning be authorised to **GRANT PERMISSION** for application APP/22/01232 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 existing/proposed block plan Rev A 06/01/23

Proposed Elevations uploaded 12/01/23

Proposed floor plans uploaded 12/01/23

Proposed front 3D view uploaded 12/01/23

Proposed front 3D view 2 uploaded 12/01/23

Proposed rear 3D view uploaded 12/01/23

Proposed rear 3D view 2 uploaded 12/01/23

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.

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.