
Site Address: 22 Hurstville Drive, Waterloooville, PO7 7NB
Proposal: First floor extension to the front, over existing balcony and first floor extension to the side , over existing garage flat roof. Amendments to glazed openings to front and rear elevation.
Application Type: Full Planning Permission
Application No: APP/22/01238
Applicant: Mr Houlton
Agent: Stakes
Ward: Stakes
Expiry Date: 17/02/2023
Case Officer: Graham Speller

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the south eastern side of Hurstville Drive and is occupied by a linked detached two storey dwellinghouse and integral garage.
- 1.2 Linked detached properties of similar style and design feature on the south eastern side of the road with a variety of styles and design dwellinghouses in the locality.
- 1.3 Immediately to the rear of the site are mature trees and beyond are the Springwood Junior and Infant Schools and associated grounds.

2 Planning History

APP/10/00314 - Single storey front extension and extension of balcony.,
PERM,23/08/2010

3 Proposal

- 3.1 First floor extension to the front, over existing balcony and first floor extension to the side over existing garage flat roof. Amendments to glazed openings to front and rear elevation.

4 Policy Considerations

National Planning Policy Framework 2021
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of comment was received regarding noise from building work and that contractors should keep all emissions and environmental pollution at absolute minimum.

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

(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 existing properties on the south eastern side of the road are of unusual design and incorporate a large catslide roof to one side and extending to a full two storeys in height on the other side of the roof. Other properties appear to have been extended forwards and, in this regard, the proposal to extend at first floor level over the existing balcony is considered acceptable. The proposals also include a small first floor flat

roof projection to the northern side. Whilst the flat roof design would not match the existing, this element of the proposals is set a significant distance from the front of the property and, in this regard, is considered not to result in any adverse impact on the visual amenities of the street scene. It is also noted that there is a flat roofed dormer extension on another property nearby which is visible from the road.

- 7.4 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

- 7.5 It is considered that the proposal will not 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, 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, albeit there was a letter of comment regarding potential noise and pollution from the construction process.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01238 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:

1000 - LOCATION AND BLOCK PLAN

1201 - PROPOSED FLOOR & ROOF PLANS

1301 - PROPOSED 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.