
Site Address:	31 The Dale, Waterloooville, PO7 5DB		
Proposal:	Single storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00604	Expiry Date:	08/09/2023
Applicant:	Mr & Mrs Taylor		
Agent:	Mr Moyse	Case Officer:	Ikrame Essalih
	Martin Moyse MRICS		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 31 The Dale, Waterloooville is a detached two-storey dwellinghouse with brown tiles jerkinhead roof and located at the northern side of the Dale. All elevations are rendered in white with elements of deep blue tile hanging to the front elevation and brown tile hanging on the two hip dormer windows on the side elevation facing west. The front area of the property is a hardstand which allows for car parking while the front boundary is defined by a low brick wall with short hedging providing vehicle and pedestrian access.
- 1.2 The property benefits from a large sloped rear garden with a wrap-around decking attached to the rear wall and a portion of the west side wall. The rear boundaries are formed by a mix of timber fencing and mature hedging with a wooden cabin to the rear end of the garden.
- 1.3 The surrounding area is residential in character, with a mix of detached and semi-detached two-storey dwellinghouses with rear and side extensions with similar design and heights and others differing.

2 Planning History

92/57383/001 - First floor extension to bedroom and internal alterations, PERM,15/09/1992
GEN/18/00680 - Proposed Log Cabin., INV,19/07/2018 14:34:25
GEN/18/00703 - Is planning permission required for log cabin in rear of property., ,19/07/2018
APP/19/00624 - Erection of log cabin in rear garden., PERM,

3 Proposal

The proposal consists of the erection of a flat roof single storey side extension following the partial demolition of a detached garage and toilet room.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Ryan Brent

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 proposal comprises the construction of a single storey side extension connecting the west rear side of the property to the rear of the existing garage. The garage would be converted to a storeroom and the rear part of it would be demolished as well as the toilet room, allowing for the proposed construction. The new construction would incorporate an expansion to the existing kitchen and would comprise a toilet and a utility room with access to the storeroom replacing the garage. The extension would have an eaves height of 2.5 metres with a flat roof and would protrude by approximately 5 metres at the front and 3.2 metres at the rear forming a trapezium set back by 900 mm from the west boundary line. Although flat roof side extensions are not normally supported by the Council, the proposed extension design and dimensions would be acceptable considering the size, the retained amenity space and the relatively rear position of the extension vis-à-vis the existing built and building line. It is considered that this design would result in a subservient appearance concurring with the Havant Borough Design Guide SPD recommendation.

7.4 The existing front wall connecting the property to the detached garage would be reconstructed as part of the extension forming the front elevation with a proposed window, while the utility room would be served by a small window on the west side elevation, and the kitchen extension would be served by a and a rooflight and a double French door to access the rear garden. All windows and doors would be matching the existing in material and style and all extension's elevations would be rendered with a similar material to the existing one of the property elevations and neighbouring properties. These works are considered to be in keeping with the context of the main dwellinghouse and the character of the area.

7.5 By dint of the position of the new built, the proposed flat roof extension would be mainly screened by the existing garage structure having a pitched roof and the mature hedges on the west side boundary. The reconstructed front wall between the main dwellinghouse and the existing garage would be visible from the public realm however by virtue of the roof design and wall material, it is considered that the proposal would have limited and acceptable impact on the streetscene.

7.6 The design, mass and appearance of the extension is deemed appropriate, in context to the main house and the character of the area 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 streetscene and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 By virtue of the position and shape of the proposed development and the immediate existing setting, the proposed extension would be generally enclosed. Constructed on the west rear side of the property behind the existing front garage, the extension would be mainly screened by the original dwellinghouse from the east side, the existing structure of the garage from the south side and the fence with mature hedges from the west side. Therefore, it is considered that the proposal would not have a harmful impact of overbearing, overlooking, loss of view or loss of light on the neighbouring properties located at the east, south and west sides of the development.
- 7.8 In terms of privacy, the neighbouring property at No.29 would be the closest to the proposal being located at the west side. The proposed extension would have one window facing this adjacent property as well as the rear proposed door due to the plot orientation. However, the rear door and the window serving the utility room and positioned at 1.6 metres would be screened by the existing wooden fence and mature hedging. Therefore, it is considered that the proposal would not have a negative impact of overlooking or loss of privacy on the adjacent properties on this side.
- 7.9 On the north side of the property, considering the existing large rear garden and the mature hedging surrounding the rear of the application site, it is considered that the neighbouring properties at the rear are located at a sufficient distance to receive any impact resulting from the proposed development.
- 7.10 Considering all of the above, the proposal does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, 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 matters

- 7.11 The property has four existing bedrooms. The proposed side extension would include the partial demolition of the existing garage and the partial conversion of its front part to a store room, resulting in the loss of one parking space. The submitted site plan shows that there is adequate parking for at least three cars within the curtilage of the application site. Therefore, the current provision of car parking spaces would meet the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00604, 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:

EXISTING ELEVATIONS & FLOOR PLANS - Uploaded on 02/08/2023
PROPOSED FLOOR PLANS, ELEVATIONS, BLOCK AND LOCATION PLAN
- Uploaded on 02/08/2023

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.