
Site Address:	30 Oaklands Grove, Waterloooville, PO8 8SJ		
Proposal:	Single storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00585	Expiry Date:	31/08/2023
Applicant:	Thompson		
Agent:	Mrs Wells	Case Officer:	Ikrame Essalih
	Applecore PDM Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 30 Oaklands Grove, Waterloooville is a semi-detached bungalow with pitched roof in brown tiles with a gable to the front, located at the south side of Oaklands Grove. The dwellinghouse is constructed in red rustic facing bricks with white mortar and elements of redwood cladding on the upper parts of front elevation facing the road and the front and rear elevations of the adjacent garage. The main entrance to the house is from the east side and the garden entrance is through a wooden door from the north main side, where a defined rectangular shaped front area is currently half paved and half grass allowing access to vehicles and pedestrians.
- 1.2 The dwellinghouse benefits from a gently sloped rear garden with pavement covering the north half, grass covering the south half to the rear wall of the house, a rear conservatory and side paved sloped pathway adjacent to the west boundary line leading to a pitched roof shed. The rear of the property also contains a wooden built office attached to the side wall of the garage to the rear garden. The adjacent garage at the front is currently in use allowing for one car space and the paved front area allows for two additional car parking spaces.
- 1.3 The surrounding area is mainly residential in character with properties of similar design and height.

2 Planning History

91/56887/000 - Detached double garage to front, PERM,10/03/1992

3 Proposal

The proposal comprises the construction of a 3 metres flat roof single storey side extension following the demolition of a wooden built office and a shed.

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

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

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: 6

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 matters

(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 consists of the replacement of a wooden built office and shed by a single storey side extension with an external decking. The raised platform would be replacing a paved area with a height not exceeding 300 mm above ground level, thus falling under permitted developments criteria. The side extension would have a total height of 3 metres with a flat roof to minimise the impact and visibility from the neighbouring property and public realm. It would be built in bricks matching the existing construction material with an aluminium bifold doors serving the living/dining area and facing the rear garden to the south, plus two side windows facing west with similar material as the existing ones in the property. These works are considered to be in keeping with the main dwellinghouse and the character of the area.

7.4 The main dwellinghouse is a bungalow with an adjacent garage connected via an external brick wall of approximately 2.2 metres with an access to the rear garden. The access wooden door would be removed resulting in a brick wall only on the front elevation. According to the Council's design guide, flat roof side extensions are not normally supported. However, in this case, the proposed extension having a flat roof with eaves height matching the existing and a total height of 3 metres would be acceptable considering the size and rear position of the extension vis-à-vis the existing built form, it is considered that this design would result in a subservient appearance concurring with the Havant Borough Design Guide SPD recommendation.

7.5 The siting of the proposed extension would render it mainly screened by the garage and connecting brick wall at the front, the side fence on the west side boundary and the neighbouring property at No.28, in addition to being set back from the side boundary by 1.1 metres at the back and approximately 3.5 metres at the front, the proposal is deemed to have limited and acceptable impact on the streetscene and character of the neighbourhood.

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 The extension would be constructed on the west side of the property, behind the existing garage located at the front. By virtue of the position of the proposed extension and decking, the proposal would be screened by the main dwellinghouse from the east side and existing built from the north side. Therefore, it is considered that the proposed extension would not result in any adverse impact on the neighbouring properties, immediately adjacent at No.32 and on the opposite side of the road.
- 7.8 On the west side, the adjacent property at No.28 is a two-storey building. Though the rear corner of the property would be the closest to the application site, it is noted that this neighbouring property is sited on a higher ground than the application site contributing to increasing the screening effect of the existing fence and avoiding loss of daylight or sunlight. Furthermore, considering the existing rear window on the adjacent property with a direct view on the rear garden of the applicant dwellinghouse, it is considered that the side extension would reduce the overlooking impact on the private garden and the proposed hardstanding surface at the rear, without resulting in a bulky appearance by use of the flat roof. Also, the proposed side windows would be screened by the existing fence. Therefore, the proposal is deemed acceptable and would not result in an adverse impact of overbearing or result in a harmful loss of daylight and sunlight to the neighbouring residents.
- 7.9 On the south side, a screen is provided by the existing wooden fence with tall mature hedging. Also, the neighbouring properties at the rear are considered to be located at a sufficient distance to avoid receiving any harmful impact from the proposal.
- 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 three existing bedrooms, with one being a master bedroom. The proposed extension would create an office room of 8 sqm. Based on the size, the office could be considered a potential bedroom, thus 3 car parking spaces would be required on site in accordance with the Council's Residential Parking Standards. The amended site plan shows that the front area of the property would be sufficient to provide two car parking spaces within the existing paved area, in addition to the garage. 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/23/00585, 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:

PG.8087.23.01 REV A	Site and Location Plan
PG.8087.23.03 REV C	Proposed Plans and Elevations

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.