
Site Address: 11 Jessica Close, Waterlooville, PO7 8LR
Proposal: Single-storey flat roof rear extension, extending out past side elevation.
Application Type: Full Planning Permission
Application No: APP/23/00313 Expiry Date: 27/06/2023
Applicant: Ms Grima
Agent: Mr Tomes Case Officer: Josephine Lacey
 Tomes Architects Limited
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Jessica Close, Waterlooville is a semi-detached two storey dwellinghouse located in a relatively uniform cul-de-sac of properties appearing similar from the front elevations. There is an existing conservatory to the rear which will be removed to make way for the extension. The elevations are comprised of brickwork. The frontage is comprised of hardstanding which is used as a driveway.

2 Planning History

No relevant planning history

3 Proposal

Single-storey flat roof rear extension, extending out past side elevation.

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 Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Councillor Peter Wade

No comment

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

No objection to proposed extension and don't see a problem with shadowed light so happy for extension to go ahead - Noted

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 is for an extension to the rear of the property extending past the side elevation. The existing rear conservatory would be removed to make way for the proposed rear extension. The proposed rear extension would extend on 1.1m further than the side elevation on the south side. The dimensions proposed for the extension are 5.35m in width and 4.7m in depth, which would be 1.35m by 1.7m larger than the existing conservatory. There would be a flat roof including a glazed raised lantern style roof light in the centre with dimensions of 1.8m wide, 1m deep and approximately 0.4m high at its highest point. The proposal would have a height of 2.9m to the top of the flat roof, or 3.3m when measured to the top of the roof light. To the rear elevation, white upvc doors are proposed, as well as two approximately 1.4m x 1.2m sized white upvc windows either side serving the proposed extension. There would also be a small window proposed to be 0.5m x 0.5m serving the proposed new shower room on the south side elevation. There would be a flat roof 'weathering system' and facing brickwork to match existing.
- 7.4 The proposed extension is in keeping and not considered to harm the character of the area, as it is to the rear and the properties in the neighbourhood are varied already. The materials proposed are in keeping with the rest of the existing property. There would be opportunity to see the proposal from the street scene, however, since it is in keeping with the existing dwelling and surrounding properties, this would be considered acceptable.
- 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 considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed extension would be 0.1m from the boundary with no.12 Jessica Close. The existing conservatory is approx. 0.1m from the boundary between the properties, and there is an approximately 2m high fence between the properties, which would shield the view of some of the extension from this side, but the outlook from this property would be reduced from the proposed extension extending roughly 0.9m above the fence at a depth of 4.7m. This is also likely to cause some impact on outlook and limited loss of light to this property, which has been identified by measuring the 45 degree angle from the proposal to the neighbouring property as outlined in the Havant Borough Council Design SPD. However it is noted that no letters of objection have been received in relation to the scheme, and there was one received letter of support.

- 7.7 Officer concerns were raised with respect to the size of the extension and the agent was advised that if the depth of the extension was reduced by 4.7 metres to 3 metres, or brought away from the boundary with no.12 by 1m, or if the rear elevation of the extension was staggered by reducing the depth and with by at least 1.2m by 1.2m on the north and west elevations it would, on balance be acceptable. However, the applicant confirmed that these changes would not allow the proposal to achieve the accommodation wanted. The planning agent subsequently advised that a further application would be submitted under prior notification for a larger home extension (subject to neighbour consultation). It has been noted that the development would, subject to no letters of objection being received to such an application, be acceptable under prior notification, with the bathroom being able to then be submitted as a further extension in succession. Considering this likely fall back position, the development is, on balance, considered acceptable.
- 7.8 The proposed extension would be approximately 0.7m from the boundary with no.10 Jessica Close. There is an approximately 1.8m high fence acting as the boundary, which would shield most of the view of the proposed extension and any view into or out of the proposed new shower room window on this side, meaning there are not likely to be issues with loss of privacy, outlook or increased overlooking to this property. There would also not be a significant loss of light, as due to the projection of the gardens of these properties, there would not be harmful overshadowing affecting this property. Considering the above factors, the proposal is not deemed to appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on this neighbouring property.
- 7.9 To the rear, there are private residential gardens with one property sharing the boundary with the proposal site. The boundary fence, at approximately 1.8m, will sufficiently shield the view of the proposal from this point, and there is enough distance between the properties to conclude that it will not be impacted by the proposal. The extension will be 8.5m away from the rear of this property and 4m from the boundary.
- 7.10 Consequently, 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 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.

8 Conclusion

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

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00313 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:

Design and Access Statement & Supporting Documentation 4th April 2023
C3526-6 Rev A Revised Proposed Plans
C3526-5 Rev B Revised Proposed Elevations
C3526-2 Block Plan
C3526-1 Location Plan

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.