
Site Address:	20A Stakes Road, Waterlooville, PO7 5LX		
Proposal:	Creation of a first floor roof terrace.		
Application No:	APP/22/01142	Expiry Date:	20/01/2023
Applicant:	Ms. K Ellis		
Agent:	Mr D P Manns	Case Officer:	Denise Sheath
	D M Designs		
Ward:	Purbrook		
Site Visit Date:	10/01/2023		

Recommendation: **GRANT PERMISSION**

1 Site Description

20A Stakes Hill Road is one flat located within the centre of the building of 20 Stakes Road which comprises of 5No. one and two bedroom flats. The building benefits from a parking area to the

rear which is accessed from the western side elevation of the premises.

2 Planning History

00/52471/005 - Conversion of ground floor shop unit and single storey store rooms to rear into one two bed flat and two one bed flats. PERM 19/07/2001

04/69331/000 - Retrospective consent for first floor window to west side elevation to kitchen. PERM 10/05/2004

APP/14/00090 - Crown reduce and reshape by 4-5m 1No. Poplar and 1No. Willow, subject to TPO 1810. PERM 04/03/2014

3 Proposal

Creation of a first floor roof terrace.

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)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 40

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I am the owner (with my wife) of a property very close to the applicant property and we have been residents and owners since May 2019. Since this date we have enjoyed the benefits of a roof terrace that already existed when we moved in. We have used the facility regularly and - as far as I am aware - caused a minimum of noise disruption, if any, to our neighbours, as we have always tried to behave respectfully in this regard. The roof terrace, to be fair, is the most used "room" in our property. I therefore find it galling that somebody has had the temerity to object to this application "on the grounds of noise which I'm sure will be associated with such a development" as "A roof terrace encourages people to meet in groups in an outside environment and noise (sic) will be associated with this, this concerns me as where we live there are a lot of elderly people and their quality of life will be adversely affected, as will mine, by this proposed roof terrace." There is absolutely no evidence anywhere that a roof terrace - possibly by nature of its elevation - creates more noise than a back garden and I find this objection to be both petty and malicious. The local authorities do, after all, have legislation in place to deal with noise and/or anti-social behaviour. In addition, I am in my sixties and do not feel in the least bit	Comments Noted

that my quality of life will be adversely affected by this proposed roof terrace.	
My wife and I have respectfully enjoyed our roof terrace during our occupation of our property (and have NO intention of moving away - ever) and we have no objection to a neighbour sharing the same benefits that we have. We are therefore 100% in support of the application.	
I would like to object to this application on the grounds of noise which I'm sure will be associated with such a development.	If there is an exceptional level of noise at unreasonable times advice should be sought from the Environmental Health Department.
A roof terrace encourages people to meet in groups in an outside environment and noise will be associated with this, this concerns me as where we live there are a lot of elderly people and their quality of life will be adversely affected, as will mine, by this proposed roof terrace.	

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 the addition of a roof terrace at first floor level to the rear of No.20A Stakes Road. The existing window located to the rear of the property will be removed and replaced with French doors and a full length window leading to the proposed roof terrace area. The proposed roof terrace would have a depth of 3.14m and a width of 3.559m and will be enclosed by cedar strip screening to the western, southern and eastern elevations. The screening would be 1.8m in height from the floor level of the flat roof with 1.03m visible from the western elevation due to the existing height of the parapet section of the roof along this elevation.

- 7.4 Due to the location of the proposed roof terrace and screening to the rear of No.20A, there would be no visibility from the public realm of Stakes Road. The proposal is set back approximately 22m from the front boundary and approximately 24m from the highway. The proposal would be partially visible to the from a small section of the private road within the curtilage of the site leading to the parking area for the flats within No.s 20 & 22 Stakes Road. It is not considered that the proposal would have a harmful impact upon the visual amenity or character of the area.
- 7.5 It is noted No.22a have carried out a similar roof terrace design with close boarded fencing acting as a screen, this roof terrace is also set back from the highway and is not readily visible within the streetscene.
- 7.6 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

- 7.7 The proposed roof terrace would not be visible to the neighbouring properties (Flat No.s 20B, 20C, 20D and 20E) within the No.20 Stakes Road. There are no windows or doors looking on to this flat roofed area of the building. The proposal would not create any loss of light, overlooking or overshadowing to these neighbouring properties. It is therefore considered any impact would be minimal and acceptable.
- 7.8 The proposed roof terrace would not protrude beyond the sloped roof area located within the middle of No.22 Stakes Road which is located along the eastern boundary. The proposed screening along the eastern elevation would be partially visible to the occupiers of Flat No22A whom also have a screened roof terrace. A condition has been recommended to ensure the cedar strip screening is erected prior to the use of the roof terrace and retained thereafter to ensure there is no over looking or loss of privacy concerns. It is therefore considered that the proposal would have a minimal and acceptable impact upon this adjacent neighbouring property.
- 7.9 The proposed roof terrace and screening would have a distance of 27m from the facing side elevation of the Fielder Court block of flats located to the rear south western curtilage of the site. It is not considered that the proposal would create any over looking or loss of privacy concerns to the residents of the flats within Fielder Court. It is therefore considered any impact would be minimal and acceptable.
- 7.10 The proposed roof terrace would have a distance of approximately 5.5m distance from the rear facing elevation and amenity area of the neighbouring property to the west (No.18 Stakes Road). The 1.8m in height cedar strip screening will enclose the roof terrace area which will alleviate any overlooking or loss of privacy concerns. A condition has been recommended to ensure the cedar strip screening is erected prior to the use of the roof terrace and retained thereafter to ensure there is no over looking or loss of privacy. It is therefore considered that the proposal would have a minimal and acceptable impact upon this adjacent neighbouring property.
- 7.11 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).

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01142 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:

Application Form - Received 29 November 2022
Location Plan - Received 11 December 2022
Site Plan - Received 11 December 2022
Existing and Proposed Floor Plans and Elevations - Drawing No. ELLIS 01 Rev B - Received 11 January 2023

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.
- 4 The 1.8m high cedar strip screening panels as shown on Drawing Number ELLIS 01A Rev B to the east, west and southern elevations of the first floor roof terrace hereby approved be provided prior to the roof terrace first being brought into use. The cedar strip screening panels shall be retained and maintained thereafter in accordance with the approved details.
Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.