
Site Address:	51A Serpentine Road, Widley, Waterloooville, PO7 5EE		
Proposal:	Single story side and rear extension. (Revised application).		
Application No:	APP/21/00131	Expiry Date:	31/03/2021
Applicant:	Mr Wingate		
Agent:	Mr Fletcher	Case Officer:	Jane Burton
	Emerge Artchitecture		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

51A Serpentine Road is a two-storey detached dwelling on a corner position of Serpentine Road and Lone Valley. The dwelling is recently built, having gained planning permission under ref. APP/17/01182. The site was previously part of the garden/plot of no.51 Serpentine Road, the semi-detached dwelling to the west. The building is of a scale and design that fits in with the surrounding post war architectural style on Serpentine Road, with a hipped roof, and is constructed of brick to the ground floor with render to the first floor. The dwelling has block paving for parking to the front, and a rear garden with shed/outbuilding to the rear. The site has timber fencing to the side and rear boundaries, and timber gates providing access to the side. There is a gap of approximately 4m -3m between the side elevation of the house and the highway (varying due to the tapering of the site to the rear).

The surrounding area is residential, of medium density, and other than the application property there are several newer dwellings in the vicinity at no. 55 Serpentine Road, and land adjacent to No.78 Serpentine Road. On the opposite side of the corner is No.49 Serpentine Road which has been extended to the side, but still has a good gap between the 2 storey element and the highway boundary. Land rises to the south such that the properties in Lone Valley are higher, these are a mix of some bungalows and chalet style dwellings.

2 Planning History

APP/20/01040 - Two story side extension and single story rear extension (Refused 13/01/2021)

APP/17/01182 - Erection of 1No, 3 bed detached dwelling (Approved 11.01.18), Request to discharge conditions 3, 4, 5 and 6 discharged on 25.05.18 (Including approved landscaping plan ref. 1037-5300, agreed boundary treatment, refuse and cycle store)

3 Proposal

The proposal is a single storey wrap around side and rear extension extending by a maximum of 2.6m to the side and 3.5m to the rear. Due to concerns about the lack of gap to the boundary under the original submission resulting in a cramped appearance, the applicant has revised the application by reducing the width of the side extension to allow a greater gap to the boundary, and has revised from a mono-pitch to a flat roof

design (2.65m in height). The proposed materials are facing brickwork to match the existing and a single ply flat roof.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

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
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No comments received

Councillor Husky Patel
No comments received

Councillor Ms C Howard - Purbrook Ward
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

(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 revised scheme is single storey, and would respond to the tapering of the site leaving a minimum gap of 1m to the side site boundary as recommended by the Council's Design SPD. The flat roof design would reduce the mass given the 'wrap around' design. Overall given height and revised position, the proposal is considered to adequately retain a sense of space on the corner and balance with No.49 Serpentine Road opposite. Whilst visible in the street scene above the fence line, it is not considered that the proposal would have an unacceptable impact that would warrant the refusal of the scheme having regard to Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.4 No.51 Serpentine Road is the adjacent property to the west. The rear building line of No.51A is approximately in line with the main rear building line of No.51. Given that the proposed rear extension of No.51A would be single storey, set in slightly from the side building line and not excessive in depth (3.5m) it is not considered that an unacceptable impact on the amenities of No.51 would result. It is also noted that the rear element, if the proposal were for a rear extension only, is within the dimensions allowable for detached dwellings under permitted development rights (i.e. less than 4m in depth and less than 3m height to the eaves).

No.57 Lone Valley is to the rear of the site. No.57 has side facing windows, however due to the relationship of the extensions to this property it is not considered that unacceptable neighbour impacts would result. In addition, the proposals are at a sufficient distance from other (opposite) properties that no unacceptable neighbour impacts are considered to result.

7.5 Overall, it is considered that the proposal 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) in this respect. 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 not have an unacceptable impact on the character of the area or 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/21/00131 for the following reasons/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:

120-01 Rev B (Location Plan and Block Plan)

120-03 Rev B (Proposed Plans)

120-04 Rev A (Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.

- 3 The facing brickwork used shall match, in type, colour and texture, that 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.