
Site Address:	23 Winifred Road, Waterlooville, PO7 7TD		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00363	Expiry Date:	15/06/2023
Applicant:	Mr and Mrs Cooper		
Agent:	Mr Bob Bramble	Case Officer:	Bethany Crowther
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached property located along the south of Winifred Road. The property comprises white render to all elevations with a hipped tiled roof. The property has a front garden and hardstanding driveway with access to the rear of the property along the east elevation. The surrounding area is residential in design and consists of properties of similar and differing design.

2 Planning History

04/70096/000 - Single storey rear extension to include repositioning of garage.,
PERM,01/03/2005
06/70096/001 - Single storey rear extension., PERM,09/08/2006

3 Proposal

Single storey rear extension.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comments received.

Councillor Mike Seal
No comments received.

Councillor Peter Wade

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: 14

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 proposed works is a single storey extension to the rear of the property. There is currently an existing extension to the rear of the property, which the proposed extension would extend onto. Taken from the original rear elevation wall, the proposed extension would extend by a depth of approximately 5.4 metres and have a width of approximately 6.2 metres. This space would accommodate a family room and a shower room. The floor level of the proposed extension would be approximately 0.35 metres lower than the floor level of the existing dwelling house, to reflect sloping land levels on the site. The roof would comprise a gable end projecting to the rear garden and a flat roof to the east of the property.

7.4 Situated along the rear elevation would be a set of bi-fold doors to give access to the rear garden, with two gable windows directly above. A window would also be situated along this elevation, which would look out onto the rear garden. On the east elevation, there would be a high-level window 1.7 metres above the proposed internal floor level, which would be approximately 2 metres above the external ground level, serving the snug area. There would also be a small window serving the proposed shower room on

this elevation. There would be two sky lights serving the family room. The existing shed, which is currently situated on the east boundary would be moved approximately 2.6 metres down the garden in order to create space for the proposed extension and allow for access to the rear garden.

- 7.5 The roof would be tiled to match existing, and the external walls would be rendered and painted to match the existing dwellinghouse. These materials are in keeping with the context of the main dwelling and are therefore considered appropriate.
- 7.6 The proposed extension would be partially visible from the street scene due to the property being semi-detached and having a side access point. However, as the proposed extension would be located to the rear of the property, it is considered that this view would be limited and localised. It is therefore considered that the proposed works would not have a negative effect on the overall street scene and character of the area. It is also noted that there are a range of extensions within the street locality which are varied in shape, size and design.
- 7.7 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

- 7.8 To the west of the property is no. 25 Winifred Road. The proposed extension would extend out approximately 0.2 metres beyond the conservatory located at this property. It is recognised that the conservatory at the neighbouring property contains high level windows on the east elevation, which would subsequently be screened by the proposed extension at the application site. It is considered that whilst there would be some loss of light from the proposed extension to the conservatory mainly during the morning hours, the room would still benefit from light from the roof and rear elevation. It is therefore considered that the loss of light to the east would not be unacceptably adverse. It is considered that the proposed extension would not cause significant harm in terms of loss of privacy to the neighbouring property, as the proposed extension would replace the existing raised patio area at the application site. The proposed extension would contain steps from the rear of the property to allow access to the garden. The landing space of the top step would have approximate dimensions of 0.8 x 2.9 metres. As this area would be used for access, it is considered that this would not lead to a loss of privacy or overlooking. It is therefore considered that the proposed extension would not lead to any adverse or unacceptable impacts in terms of loss of light or outlook to the neighbouring property.
- 7.9 To the east of the property is no. 21 Winifred Road. The boundary to this property consists of a high-level fence and large hedges. There would be an approximate distance of 2.3 metres between the proposed extension and the boundary. On the eastern elevation, there would be a toilet window and a high-level window serving the snug area. These windows would be screened by the boundary fence on the eastern elevation. For these reasons, it is considered that the proposed extension would not result in an unacceptable adverse impact, in terms of privacy and outlook to the neighbouring property.
- 7.10 The separation distance to the rear of the property is considered substantial enough to not cause any negative impacts in terms of loss of privacy or outlook to the building located to the rear of the property.

- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00363 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:

REVISED BLOCK PLAN (UPLOADED 05/06/23)

LOCATION PLAN

EXISTING & PROPOSED GROUND FLOOR & ROOF PLAN 110423PL2A

PROPOSED ELEVATIONS 110423PL3A (UPLOADED 09/06/23)

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.