
Site Address:	10 Stakes Road, Waterloooville, PO7 5LX		
Proposal:	Proposed rear ground floor extension and a rear garden outbuilding.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00069	Expiry Date:	28/03/2023
Applicant:	Mr Cornish		
Agent:	Mr Jay	Case Officer:	Joseph Toole
	The Planning Service		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Stakes Road, Waterloooville, is a two storey semi detached property located to the south side of Stakes Road. The property comprises of brickwork, sand render and concrete roof tiles. Vehicular access is from Stakes Road with parking to the front.

The property is located within a residential area with some surrounding properties of the same style and design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for a rear extension to be used as a kitchen and dining room. It would have a width of approximately 5.8 metres, a depth of approximately 4.6 metres and a flat roof with rooflight having a height of approximately 3.2 metres. There would also be a outbuilding within the rear garden. It would be used as a summer room and for storage and would have a width of approximately 6.2 metres, a depth of approximately 5.5 metres and a single mono pitched roof having a maximum height of approximately 2.9 metres. The existing garages and sheds would be removed.

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 Gary Hughes
No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 48

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Use of outbuilding due to possible noise issues	The proposed outbuilding would be used as summer house and for storage. Noise issues would be dealt with under Environmental Health legislation.

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 would have brickwork to match the existing property with flat roofs. This considered to be inkeeping with the context of the main dwellinghouse and character of the area.

7.4 Due to the proposed works being located to the rear they are not considered to have an adverse impact on the street scene. The size of the proposed rear extension is considered to be subservient to the host dwelling and the retained amenity. Furthermore, the proposed outbuilding is considered to be of appropriate size. It is worth noting No.4, 6, and 8 Stakes Road all have rear outbuildings of similar size and design. Therefore, the proposed works are considered to be inkeeping with the character of the area.

- 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 On the east side facing No.12 Stakes Road there would be no side windows or doors within the proposed extension. Due to the separation distance from the shared boundary and modest depth of the proposed extension it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers of No.12.
- 7.7 On the west side facing No.8 Stakes Road there would be no side windows or doors within the proposed extension. Part of the proposed extension would be screened by the No.8's rear extension and due to its modest size is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 To the rear there would be a set of bi-folding doors facing out onto the rear garden. These views would be screened by the existing 1.8 metre high fencing thus not considered to cause harmful overlooking to any surrounding properties.
- 7.9 Due to the size and position of the proposed outbuilding it is not considered to have a negative impact on the surrounding properties.
- 7.10 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/23/00069

- 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:

Existing Location Plan and Block Plan - E001
Proposed Location Plan and Block Plan - P001
Proposed extension elevations and perspectives - P002
Proposed extension floor plan - P003
Proposed garden outbuilding - P005
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.