
Site Address:	62 Laburnum Road, Waterlooville, PO7 7AX		
Proposal:	Proposed first floor extension over existing single storey garage.		
Application No:	APP/20/01110	Expiry Date:	29/01/2021
Applicant:	Mr Essam		
Agent:	Mr K Russell	Case Officer:	Jane Burton
	D84 Architects Ltd		
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

62 Laburnum Road is a semi-detached dwelling house constructed of brick and tile, finished in render to the first floor. The property has an attached garage that extends beyond the main rear elevation of the house, and has a car parking area to the front. The application site runs along the side and rear of the garage, and there is an area of grass and a pathway to the side and rear of this. Planning history shows this area to have been within the site of the terrace development to the west (Magnolia Terrace). To the rear of the area of grass the path leads to a timber gate and fenced area with a timber outbuilding/shed structure visible. Google earth imagery shows that the fence to this area was erected somewhere between 2016 and 2019 and it is not clear whether this is still a shared area or incorporated into a private garden.

The area is residential in character with a mix of short terraces, semi-detached dwellings and flats. There is a layby parking area opposite.

The property is attached to no.64 Laburnum Road to the east, and is closest to no.8 Magnolia Terrace to the west.

2 Planning History

31277 - Garage and front porch (PERMITTED 11.07.83)

3 Proposal

The proposal is a first floor extension above the attached single storey garage. The proposal would measure approximately 3.2m in width and 5.7m in depth, extending to the main rear building line of the house. The original proposal was also in line with the main front elevation and roof line, however this been amended so that the first floor is set back from the main front building line by approximately 0.5m.

The proposed finishing material would be render, with tile to the roof, and it is proposed that the side elevation of the existing garage would also be rendered to match.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick
No comments were received

Councillor Dianne Lloyd
No comments were received

Councillor S Milne
No comments were 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: 5

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
- (iv) Parking provision

(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 Concern was expressed by the case officer about the lack of subordinate appearance of the original proposal to the main dwelling, particularly in the context of the semi-detached pair. In response the applicant has set back the extension on the main front building line by approximately 0.5m, which also sets down the front roof line. Whilst the proposal would widen the building, overall the revised submission is considered to appear sufficiently subordinate from the street, and the original dwelling

still discernible. Due to the pathway to the side of Magnolia Terrace a gap of approximately 2.8m would remain between the extension and the built form of no.8 Magnolia Terrace. Thus it is not considered that a terracing effect would result.

Overall, 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 not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 No.8 Magnolia Terrace is the property to the west. There is a boundary fence surrounding the private garden space of no.8 Magnolia Terrace and the facing side elevation of no.8 has an entrance door visible only. The proposed extension would not extend beyond the rear elevation of no.8 and there are not additional side windows proposed. Given this, and the gap that would remain between the properties it is not considered that the proposal would result in unacceptable impacts on no.8 Magnolia Terrace.

The extension is a sufficient distance from gardens and dwellings to the rear that no unacceptable impacts would result. One window is proposed to the rear elevation, which would face toward land outside of the ownership of the applicant, however this would serve an en-suite and thus could be conditioned to be obscure glazed only, thus no unacceptable overlooking would result. Due to its position the proposal would not have any unacceptable impacts on the adjoining no.64 Laburnum Road.

- 7.5 Consequently, it is considered that the proposal would appear acceptable, and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties 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.

(iv) Parking provision

- 7.6 The development would increase the size of the property from a 3 bedroom house to a 4 bedroom house. Existing parking provision for 3 vehicles is shown to be retained to the front and within the garage meeting the requirements of the SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to have an acceptable impact on the property and street scene, and 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/20/01110 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:
Location Plan (1:1250), received 03.12.20
Proposed Block Plan, D8420_37/03 Rev P3
Proposed Parking Plan received 04.12.20; D8420_37/04 Rev P1
Proposed Site and Floor Plans, D8420_37/05 Rev P3 received 08.01.21
Proposed Elevations D8420_37/06 Rev P3 received 08.01.21
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the north east facing (rear) elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The car parking shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.