
Site Address: 23 Frances Road, Purbrook, Waterlooville, PO7 5HH
Proposal: Single storey rear extension including raised patio area and steps.
Application No: APP/21/00150 Expiry Date: 18/04/2021
Applicant: Mr A Allen
Agent: Mr G Anderson Case Officer: Selina Donophy
 Anderson Architectural Design
 LTD
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, semi detached dwellinghouse located on the north side of Frances Road, Purbrook. This property has a tiled, pitched roof with cream render to the elevations and mock tudor cladding. Towards the front of the site is a hardstanding with parking space for 2 vehicles and the driveway forms an open boundary to the road.

The area is predominantly residential in nature, with a mixture of property styles.

2 Planning History

None relevant

3 Proposal

Single storey rear extension including raised patio area and steps.

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

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

Countryside Access Team

Havant Footpath 21 to north is unaffected by the proposals. We therefore have no objection.

Open Space Society

No comment 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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.

This proposal has been amended with the depth of the proposed extension reduced

by approximately 1.3 metres due to case officer concerns in regards to potential overshadowing of the neighbouring property.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a single storey rear extension following the demolition of the existing conservatory. The proposed extension would have a depth of approximately 5.65 metres, including an overhanging flat roof which would have a height of approximately 4.4 metres and would include two rooflights. The width would span that of the existing building and would create space for a kitchen/diner, featuring large glass doors to the rear, with steps leading down to an unraised patio area. To the east elevation would be two high level windows. The proposed materials would include render to match existing.
- 7.4 The extension would be located towards the rear of the property and would not be highly visible from the public realm. The design is deemed to be in keeping with the design guidance as set out in the Havant Borough Design Guide with the scale and appearance remaining in keeping and generally subservient to the main dwelling.
- 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 To the east of the application site is no 25 Frances Road which is a bungalow with a garage located alongside the boundary shared with no 23. One existing window on the east elevation would be removed and 2 high level windows would be added as part of the extension. The proposal is not deemed to overshadow or overlook private amenity spaces at no 25.
- 7.7 To the west of the application site is no 21 Frances Road which is the adjoining property. No 21 has a conservatory to the rear and the proposed extension would project beyond the rear elevation of this by approximately 1.9 metres. Due to the proximity of rear windows to the side boundary at no 21, the proposed extension and section of screening/fencing is deemed to have some impact. Levels of overshadowing are assessed via the 45 degree assessment set out in the Havant Borough Design Guide SPD, which is taken from the mid point of the nearest window at the neighbouring property. With the reduced depth as amended, the extension is deemed to meet 45 degrees and therefore the impact, on balance, is deemed acceptable in terms of overshadowing. The raised platform would have a depth of approximately 1 metre which is not deemed sizeable enough to be used as a raised seating area and there would be the section of high level fencing alongside the patio step out which would reduce overlooking back towards no 21 when exiting the rear extension. The fencing / screening specified will be conditioned so as to maintain the privacy of no 21 when leaving and entering the extension into the rear garden.
- 7.8 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). 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 have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00150

(A) 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:

Amended block plan uploaded on the 28.04.2021

Amended location plan uploaded on the 28.04.2021

FA-21/01/002 REV B Amended proposed floor plans and elevations

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.

- 4 Before the use of the raised patio hereby approved commences the approved fencing screen on the western side of the raised patio shall be erected in the approved position as shown on drawing No FA-21/01/002 REV B and thereafter retained and maintained in that position.

Reason: In the interests of the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework