
Site Address: 12 Meadway, Waterloo, PO7 7QJ
Proposal: Proposed single storey side and rear extension (after demolition of detached garage); render and cladding to elevations.
Application No: APP/21/00213 Expiry Date: 23/04/2021
Applicant: Mr & Ms Small / Cooke
Agent: Mr B Harding Case Officer: Selina Donophy
 BH Architecture Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a semi-detached bungalow located on the south side of Meadway, Waterloo. This property has a tiled, hipped roof with a projecting gable end to the principal elevation. The elevations are formed from brickwork and towards the front of the property is a paved hardstanding. Towards the rear of the dwelling is a detached garage which is accessed down the side of the property.

Due to coronavirus a site visit was not possible, therefore this assessment has been made with the aid of photographs supplied by the applicant.

2 Planning History

APP/17/00868 - Prior notification for removal of existing conservatory; erection of single storey extension extending 4.2 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 2.9 metres and an eaves height of 2.9 metres., WD, 10/08/2017

APP/17/00886 - Demolition of existing single storey rear extension and replacement with new single storey extension; new porch to front elevation., PERM, 04/10/2017

3 Proposal

Proposed single storey side and rear extension (after demolition of detached garage); render and cladding to elevations.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Councillor Peter Wade

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: 5

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
- (iv) Parking

- (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 This proposal comprises a single storey side and rear extension following the demolition of the existing detached garage currently located to the rear of the property. The side extensions would have a total depth of approximately 15 metres . The existing garage due to be demolished is 5 metres in depth, therefore the total additional depth of extensions would be approximately 10 metres. Towards the rear, the extension would have a hipped roof which would then step down to a flat roof at a point approximately level with the existing rear elevation wall . The extensions would be sited within close proximity of the side boundary to the west. The side extension would then step in by approximately 0.7 metres forming a hipped roof. This element of the extension would feature a window to the front elevation and doorway to the side where the building line steps in as well as a rooflight. As the extension steps out with the flat roof this space would create a utility room featuring a raised lantern rooflight and high level window with frosted glass to the side. The rear extension would form a bedroom with ensuite with a window to the rear elevation and also to the side (east facing).
- 7.4 Materials proposed include concrete tiles to match existing, anthracite replacement windows , render to the elevations and a mixture of horizontal and vertical fibre cement weatherboard cladding to the front gable. The render would be in off white and the cladding would be in a brown, natural finish timber.
- 7.5 The proposed extensions are deemed to be acceptable in scale when the existing garage is taken into consideration. Whilst there is some mixture in roof style , as the extensions would be set back towards the rear of the property, this is not judged to be prominent visually in the streetscene, with the most visible front section forming a hipped roof to match the main property. The change in materials is notably different than the existing brickwork however there is already a fair degree of variation in materials used in the street, with render a repeated feature. Following consideration of the impact on the host property and character of the area, this proposal is not deemed to be harmful.
- 7.6 The outdoor amenity space would be reduced as a result of this proposal . The Havant Borough Design Guide states that a minimum of 10 metres should be retained in order to protect living standards for future occupiers. Whilst in this case the extension rear wall comes within the 10 metre limit, the remainder of the garden would retain 15 metres depth and therefore this is deemed acceptable.
- 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 application site is no 10 Meadway. There is approximately 2.5 metres separation distance between no 10 and the shared boundary. The proposal would bring the building line within closer proximity with no 10 and notably a side window which would have outlooks reduced by the extension. The remaining windows

and doors at no 10 on the side elevation are set slightly forward from those at no 12. Although the extension would result in a building mass within closer proximity of the side windows, the 25 degree rule of thumb has been met relating to overshadowing taken from the closest window from 2 metres above the ground as specified in the Havant Borough Design Guide. In conclusion, whilst the extension would impact the window, the impact on overshadowing is not deemed substantially harmful to justify a refusal and the separation distance is deemed to reduce any overbearing impact.

- 7.9 To the east of the application site is no 14 Meadway which is the adjoining property. This is not deemed to be impacted by this proposal as this is proposed towards the west/ south west side of the property.
- 7.10 This proposal would not overlook or overshadow properties located towards the rear of the site .
- 7.11 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.

(iv) Parking .

- 7.12 This proposal would result in 1 additional bedroom, resulting in a total of 3 bedrooms. The Havant Parking SPD requires 2 parking spaces on site for this number of bedrooms. There is judged to be adequate allocation on site towards the front and side of the dwelling to meet this requirement.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00213

(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:

Project No.952 Drawing No.3 Location and block plan uploaded on the

05.03.2021

Proposed floor plan and elevations uploaded on the 05.03.2021

Materials details uploaded on the 13.04.2021

Design and Access Statement uploaded on the 05.03.2021

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.