
Site Address: 48 Mill Road, Waterloooville, PO7 7AS
Proposal: Raised flat roof and party wall along with revised elevation treatment and fenestration to existing single storey structure.
Application No: APP/21/00025 Expiry Date: 03/03/2021
Applicant: Mrs Lancaster
Agent: Mr M Farrer Case Officer: Jane Burton
 MF Designs Ltd
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

48 Mill Road is a two storey semi-detached dwelling constructed of brick and render and a concrete tile roof. The house has a single storey brick structure to the side (used as a utility room and w/c) linked to an outbuilding to the side of neighbouring no.50 Mill Road. Side outbuildings/side extensions are part of the original design of similar houses in the street.

2 Planning History

No recent history.

3 Proposal

Raised flat roof and party wall along with revised elevation treatment and fenestration to existing single storey structure. The proposal would raise the height of the side structure by approximately 0.33m to 3.2m from ground level, would alter fenestration, and would clad the front in upvc cladding. The proposal involves works at the boundary including to the neighbouring structure at no.50.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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 Diana Patrick
No comments received

Councillor Dianne Lloyd
No comments received

Councillor S Milne
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: 9

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 works are minor in nature, and are not considered to have an unacceptable impact on the street scene. Matching brickworks is proposed for the raise to the boundary wall, with the use of UPVC cladding for the front and rear elevations to match that currently found on the property. Having regard to the range of render colours and tile hanging found in the vicinity, the use of UPVC cladding on the front elevation is unlikely to appear out of character and the proposal is considered to be acceptable having regard to 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

- 7.4 The side structure is to be raised in height by 0.33m, but is adjacent to outbuildings at no.50 and would not result in unacceptable overbearing, overshadowing or overlooking impacts. Matching brickworks is proposed for the raise to the boundary wall. Consequently it is considered that the proposal is acceptable having regard to Policy CS16 of the HBLP. It is noted that the works affect the shared boundary with no.50 and the submitted application states that notice has been served on two 'owners' under certificate B on 05.01.21 - the date of the planning application. No comments have been received during the planning process.

It is recommended that an informative is added to any planning permission 48 mill road granted to remind the applicant that planning permission does not give any property rights to building on or encroaching over or under the adjoining property and that the applicant may be required to serve notice under the Party Wall etc Act 1996.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/21/00025 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:

P_02 (Location Plan, Block Plan, Roof Plan)

P_01 (Proposed Plans and Elevations)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used, including works to make good, 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.