
Site Address:	41 Stakes Hill Road, Waterloooville, PO7 7LA		
Proposal:	Single storey rear extension with flat roof.		
Application No:	APP/20/00682	Expiry Date:	28/10/2020
Applicant:	Mrs R Moore		
Agent:	Mr L Willcocks	Case Officer:	Denise Sheath
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

41 Stakes Hill Road, Waterloooville, is a detached bungalow with roof alterations to allow for accommodation within the roof space, a single storey side/rear extension, the property is constructed with red/brown brick and cream painted render, the roof is hung tiled, with plastic cladding to the rear elevation gable end.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

92/57134/000 - Single storey side/rear extension, PERM,02/04/1992

3 Proposal

Single storey rear extension with flat roof.

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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Not required

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: 31

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 proposal is to replace the existing conservatory with a brick built infill extension which would be a continuation of the existing extension, the proposal will have a depth of 3.8m a width of 2.1m and a maximum height of 3.2, the proposal also includes the insertion of a roof lantern to the existing extension which would have a maximum height of 3.8m, the materials to be used in the construction of the extension will match the materials used on the existing property. The proposal is not visible from the public realm, the proposal would not have a harmful effect on the character of the area.

7.4 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

7.5 The proposal is a significant distance for the neighbouring properties to the rear and north elevations and any impact upon these neighbouring properties would be minimal and acceptable.

7.6 The proposal has a distance of 2.5m from the shared boundary with No.43 and has a distance of 22m from the side facing elevation, therefore any impact upon this

neighbouring premises would be minimal and acceptable.

- 7.7 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00682 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:

Application Form - Received 10 August 2020
Design and Access Statement - Received 10 August 2020
Site and Location Plan - Drawing No. 200B Rev A - Received 10 August 2020
Site and Location Plan - Drawing No. 200 Rev A - Received 10 August 2020
Existing Elevations - Drawing No. 202 - Received 10 August 2020
Existing Floor Plan - Drawing No. 201 Rev A - Received 10 August 2020
Proposed Elevations - Drawing No. 203 - Received 10 August 2020
Proposed Floor Plan - Drawing No. 204 - Received 10 August 2020
Proposed Roof Plan - Drawing No. 205 - Received 10 August 2020

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.