
Site Address:	17 Alsford Road, Waterloooville, PO7 5NE		
Proposal:	Proposed rear extension.		
Application No:	APP/21/00241	Expiry Date:	13/05/2021
Applicant:	Mr & Mrs S Fitzgerald		
Agent:	Mr D Treagus	Case Officer:	Selina Donophy
	Derek Treagus Associates		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached bungalow with rooms in the roof located on the west side of Alsford Road, Waterloooville. This property has a pitched roof with dormers to the front and rear roof slopes and to the side/rear is an attached flat roof garage. Towards the front of the site is parking space, with the plot forming an open boundary with the public highway. The area is predominantly residential in nature with a mixture of single and two storey dwellings.

2 Planning History

None relevant

3 Proposal

Proposed rear extension.

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 Diana Patrick

No comment

Councillor Dianne Lloyd

No comment

Councillor S Milne

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: 9

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.

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

7.3 This proposal comprises a single storey extension located to the rear of the property. It would have a depth of approximately 4.7 metres, coming level with the rear of the existing garage and would have a width of approximately 5.2 metres, set off from the side boundary by approximately 0.2 metres. It would have a hipped glass roof and would feature bi-fold doors and windows to the rear elevation. The space would create a kitchen to the rear, with internal access created into the garage which would feature

a new set of doors to the rear elevation. Proposed materials to the walls include render to match existing.

- 7.4 The proposed extension would be sited to the rear of the property and would not be highly visible from the public realm. The extension would be relatively generous in proportion when viewed within the context of the existing property, however it would not result in harmful mass and bulk, nor would it appear out of keeping with the host 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 south east of the application site is no 15 Alsford Road which is the attached property of a similar style. The rear comes level with no 17 and following that is a pergola structure which projects by approximately 3 metres with a height of approximately 2.5 metres (these are approximations by the case officer). The proposed extension would have a reasonable depth, and due to the close proximity of the properties, there is likely to be some impact of development to the rear. The proposed extension would breach the 45 degree rule of thumb as specified in the Havant Borough Design Guide which is used as a measurement of potential overshadowing. Despite this, the pergola structure already encompasses much of the space to the rear at no 15 and this is deemed to be a fairly permanent structure. In addition the extension would be sited to the north/ north east of the site meaning overshadowing would be less of an issue as a result of the extension. With both the pergola and the siting of the extension judged in accordance with one another, on balance the proposed extension is not deemed to cause substantial additional harm to amenity than the existing situation.
- 7.7 To the north of the application site is no 19 Alsford Road. The existing garage separates these properties and the extension is not deemed to cause any significant harm to the amenity of this property.
- 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00241

(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:

Application form (materials) uploaded on the 16.03.2021

Site location plan and elevations uploaded on the 16.03.2021

Proposed floor plan uploaded on the 16.03.2021

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.