
Site Address:	40 Roundway, Waterloooville, PO7 7QD		
Proposal:	Single storey rear and double storey rear extension and dormer to the front elevation.		
Application No:	APP/20/01187	Expiry Date:	01/03/2021
Applicant:	Ms Anna Grant		
Agent:	Mr D P Manns	Case Officer:	Selina Donophy
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site comprises a two storey, semi-detached dwellinghouse located on the west side of Roundway, Waterloooville. This property has a cat slide roof slope to the principal elevation and the rear is set at a full two storeys with the elevations formed from brickwork and render. The area is predominantly residential in character, with properties set back from the highway .

Due to coronavirus it was not possible to undertake a site visit for this application, the recommendation has therefore been aided with photographs supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Single storey rear and double storey rear extension and dormer to the front elevation.

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

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: 6

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
- (v) CIL

(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 single and two storey extensions as well as a dormer to the front elevation. The single storey extension would be located adjacent to the north (side) boundary and would have a monopitched with an eaves height of approximately 2.5 metres, a depth of approximately 3metres and a width of approximately 3.3 metres where the extension would step up to two storey level. The two storey extension would be hipped back with a ridge height of approximately 6 metres , width coming level with the existing side elevation wall of the main property and depth coming level with the proposed single storey rear extension (approximately 3 metres) . The single storey element would feature a rooflight and window at ground floor level to the rear elevation which would serve the newly created kitchen, the additional ground floor space would also form an enlarged living area with french doors to the rear . The two storey element would feature a window to the rear at first floor level serving an enlarged bedroom 3. Materials proposed include brickwork and render as well as concrete roof tile to match the existing property . The side elevation would be clad in horizontal grey cedar weatherboard cladding at first floor level.
- 7.4 The dormer proposed to the front roof slope would have a flat roof and dimensions of approximately 1.5 metres in width, 1.4 metres in height and 1.6 metres in depth and would allow for a bathroom to the front of the property. The proposed dormer is judged to be a subservient addition to the roofslope- this style of dormer is reflected on the surrounding properties and is not deemed to be visually harmful to the streetscene. The proposed extensions would be located to the rear of the property and therefore would not be widely visible from the public realm. The ridge height of the two storey extension would be set below that of the main roof and the extensions are deemed to be generally appropriate in scale and can be accomodated within the plot without resulting in overdevelopment. For these reasons the proposals are deemed acceptable in terms of their impact on the host property and character of the area.
- 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 north of the site is the adjoining property, no 38 Roundway . The proposed extension would be located close to the shared boundary with no 38 . The extension would be lowered to single storey closest to this side , with an eaves height of approximately 2.5 metres . Whilst the proposed single storey extension would have some limited impact upon the ground floor window at no 38 sited close to this boundary, an extension with a similar impact could be constructed under permitted development which would not require planning permission. The two storey extension would be sited approximately 3.3 metres off this boundary and would not breach the 45 degree line taken from the mid point of the closest first floor window. There would be no windows on the side elevations facing north and therefore no overlooking towards no 38.
- 7.7 To the south of the application site is no 42 Roundway .There is approximately 6.3 metres separation distance between the two properties and the extension is not judged to result in any overbearing or overshadowing impact upon no 42. No windows are proposed to the side elevation so there would be no additional overlooking.

7.8 To the rear, the site would back on to the rear garden of no 34 Roundway. There would be 12 metres of rear garden length remaining at no 40 before the rear boundary is met. The set back is deemed enough so as not to result in any overbearing or overshadowing impact. Although the first floor window would be sited approximately 3 metres closer to the rear boundary, this is not judged to result in any increased overlooking than the existing first floor windows offer.

7.9 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 .

7.10 The existing bedroom number would not be increasing and therefore no additional parking allocation is required on site. A parking plan has been provided which shows 3 parking spaces on site- this is judged to be acceptable.

(v) CIL .

7.11 The additional floorspace would not exceed 100 square metres, therefore this proposal is not CIL liable.

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/20/01187 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:

Block plan received on the 04.01.2020
Location plan received on the 04.01.2020
01A REV B Existing and proposed plans

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.