
Site Address:	148 Hambledon Road, Waterloooville, PO7 6XA		
Proposal:	Single storey front, side and rear extensions and dropped kerb following demolition of existing garage.		
Application No:	APP/21/00210	Expiry Date:	30/04/2021
Applicant:	Mr Steve Burrridge		
Agent:	Mr Paul Davey	Case Officer:	Joseph Toole
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

148 Hambledon Road, Waterloooville, is located to the north east side of Hambledon Road. The application site is a semi detached two storey property comprising white block render and concrete roof tiles. Vehicular access is from Hambledon Road with parking to the side.

The property is located within a residential area with properties of similar style and design.

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

2 Planning History

No relevant planning history.

3 Proposal

Single storey front, side and rear extensions and dropped kerb following demolition of existing garage.

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

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.

Engineering/Drainage

Hampshire Highways - 12/03/2021

Based on the plans provided it is currently unclear whether the applicant intends to relocate and/or extend the existing dropped kerb serving the property.

If the applicant intends to relocate or extend the existing dropped kerb, a Section 184 license will be required, further details of which are available via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>. The Highway Authority does not object to amending the existing dropped kerb but requires further information to confirm the applicant's intentions.

The Highway Authority would like to see the point above addressed before a recommendation can be made on the application.

Hampshire Highways - 12/04/2021

The applicant has confirmed that they intend to extend the existing dropped kerb. The Highway Authority therefore raises no objection to the proposed development, subject to the applicant securing a Section 184 licence to provide the necessary amendments to the dropped kerb.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main

near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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

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) Highways
- (v) Gas

(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 proposed development would involve a single storey front, side and rear extension and dropped kerb following the demolition of the existing garage. The proposed front extension would be used as a porch and garage. It would have an overall width of approximately 5.1 metres, a depth of 1.5 metres with a pitched roof having a maximum height of approximately 3.8 metres. The proposed side extension would involve the removal of the existing garage and serve a garage and utility room and would have a width of approximately 2.6 metres, a depth of approximately 8.1 metres with a part pitched and part flat roof, the flat roof would have a height of approximately 2.6 metres. The proposed rear extension would provide a kitchen and dining room and have a width of approximately 6.8 metres, a depth of approximately 4.5 metres with a flat roof with a rooflight having a maximum height of approximately 3.2 metres.
- 7.4 The proposed development would have block render and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the street scene with regards to the proposed front and side extensions. Both properties either side have front extensions the similar size to the proposal. It is noted that No.144 Hambledon Road has carried out similar works to those proposed. There is a range of distances between properties along the street scene. Overall, the proposal is considered not to have an adverse impact upon the street scene and is deemed to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front there would be a window and door in the proposed porch and a door into the proposed garage. This is not considered to cause harmful overlooking as they would face the public highway and front gardens of the properties opposite.
- 7.8 To the east side facing No.146 Hambledon Road there would be no side windows in the proposed side and proposed rear extensions. The proposed side extension would have a separation distance of approximately 3 metres from the side wall of No.146 Hambledon Road and would be screened by a wall and fence with a flat roof design, thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 To the west side the proposed rear extension would join up with the rear wall of No.150 Hambledon Road therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.10 To the rear there would be a door and windows in the proposed rear extension. These views would be screened by the existing 1.8 metre high fencing on both sides therefore it is not considered to cause harmful overlooking to the surrounding neighbouring properties.

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) Highways

7.12 The proposed development would extend the existing dropped kerb to the front of the property to cover the width of the garden to create additional off road parking. Hampshire Highways commented on the application and raised no objection. This work, in itself, does not require planning permission as it can be carried out under normal permitted development rights (whilst the part of Hambledon Road comprising the classified B2150 would require an express permission for the extension of an existing dropped kerb, in this case the works relate to a service road adjacent which is not covered by the classification).

(v) Gas

7.13 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

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/21/00210

- 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:

Location Plan
Block Plan
Proposed Floor Plans
Existing and Proposed Elevations

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.