
Site Address:	39 Jubilee Road, Waterloooville, PO7 7RE		
Proposal:	Single storey side extension, following demolition of existing conservatory.		
Application No:	APP/20/00698	Expiry Date:	08/10/2020
Applicant:	Mr Curtis		
Agent:	Mr Burnett	Case Officer:	Bee Crawford
	Blue Sky CAD Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a detached garage to the rear and is situated on the corner of Jubilee Road and Coronation Road, with the front door facing Coronation Road. It has a brown tiled pitched and half barn hipped roof and elevations of red multi-brick. The site is level with open vehicular access to the front leading to a block paved drive and the rear garden is mainly laid to lawn with a patio area. The side elevation of the garage forms part of the rear boundary and the remainder of the garden is enclosed by fencing ranging in height from 1.6 to 1.8 metres.
- 1.2 A detached bungalow is to the west situated at a lower level than the application site, the side elevation of a two storey detached house and the rear gardens of properties in Muriel Road are to the east, a pair of semi-detached properties are opposite and a modern detached property is to the rear. The area is of medium density with a mixture of modern two storey detached and semi-detached properties and detached and semi-detached bungalows of similar and different age style and design.

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

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side/rear extension, following demolition of existing conservatory.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 7

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 for a single storey side/rear extension to replace the existing conservatory, which due to the situation of the property would project 1.26 metres beyond the elevation of the property in which the front door is located albeit in Coronation Road. It would be visible from the public realm.
- 7.4 The scheme is a continuation of the western elevation of the property for a depth of 4 metres and a width of 6.63 metres, projecting 1.26 metres beyond the eastern elevation of the property and has a render finish. The flat roof has a height of 3 metres.
- 7.5 The proposed cladding is of a muted colour and whilst it would be partially visible from the properties in the immediate vicinity, it is judged it would not cause significant harm to the character and appearance of the area. Furthermore there are other properties in the area with a similar finish.
- 7.6 The proposal would result in a modest increase to the footprint of the property, with sufficient rear amenity space remaining.
- 7.7 The design and appearance of the extension 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). The existing street scene is mixed and it is considered the proposal would not have an adverse impact on the visual amenity of the area.

(iii) Effect on neighbouring properties

Impact on 41 Jubilee Road - side/west

- 7.8 This property is to the west of the application site and is situated at a slightly lower level. The proposed extension is a continuation of the western elevation, maintaining the 1.5 metre distance to the boundary with the eastern elevation of this property a further metre away.
- 7.9 The proposal projects approximately 2 metres beyond the rear elevation of this property. However, a 45 degree angle test indicated that the extension would fall outside the overshadowing zone of number 41, and although this property is at a lower level than the application site it is considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.10 There are no side windows in the western elevation of the extension and it is therefore deemed the proposal would not result in any additional loss of privacy to the occupiers of this property. Any impact is considered to be acceptable in planning terms.

Impact on 37a Jubilee Road - side/east

- 7.11 The side elevation of this property lies to the east of the application site with Coronation Road in between. Although this property has a rear balcony area, there are no side windows in the eastern elevation of the proposed extension. Any impact is therefore considered to be acceptable in planning terms.

Impact on 6 and 8 Muriel Road - side/east

- 7.12 The rear boundaries of these properties back on to Coronation Road, with the closest elevation in excess of 40 metres away. There are no side windows in the proposal and it is deemed any impact would be nominal.

Impact on 2 Coronation Road - rear/south

- 7.13 This property is situated to the south of number 39. Whilst there are bi-fold doors in the rear elevation of the extension, it will be screened by the garage situated at the end of the rear garden which is adjacent to the boundary. Furthermore, the rear elevation of this property is approximately 15 metres from the shared boundary. Any impact is therefore considered to be acceptable in planning terms.

Impact on 74a and 76a Jubilee Road - opposite/north

- 7.14 These properties are to the front of the application site and as the proposed works are to the side/rear of the property it is judged there would be minimal impact to the occupiers of this property.
- 7.15 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/20/00698 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. LC/P/001	Location plan
Drg no. LC/P/002	Block plan
Drg no. LC/P/003	Existing floor and elevations plan
Drg no. LC/P/004	Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.