
Site Address:	8 The Hundred, Waterloooville, PO7 6UR		
Proposal:	Single storey side and rear extension.		
Application No:	APP/20/01178	Expiry Date:	02/02/2021
Applicant:	Mr & Mrs Miller		
Agent:		Case Officer:	Selina Donophy
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two-storey dwellinghouse located on the north side of The Hundred, Waterloooville in a corner plot . This property has a pitched roof with a single storey extension to the side and elevations formed of brickwork and render. To the front of the property is a hardstanding with parking space for 3 vehicles to the front.

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

2 Planning History

None relevant

3 Proposal

Single storey side and 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)

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: 8

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 single storey side and rear extensions . The rear extension would run diagonally alongside the north west boundary of the site , with an average depth of approximately 3.5 metres taken from the rear elevation wall of the main property and a flat roof with a height of 3 metres. The extension would wrap around the north east corner of the property to form the side extension which would project by approximately 2 metres beyond the side wall to the east , jutting in slightly towards to front with a width of approximately 1.5 metres. The extensions would allow for a reconfiguration of the internal space with the current store room converted to a games room with a lantern rooflight and extensions forming a utility room to the rear also with a lantern rooflight, larder and kitchen/diner which would hav a raised lantern rooflight in the flat roof with bi-fold doors to the rear and a high level and normal level window to the side , the side extension would also form a bathroom set towards the front , with a high level window to the side elevation (east elevation). Materials proposed include brickwork to match existing.

- 7.4 The main bulk of this extensions as proposed would be located to the rear of the property and not highly visible from the public realm. The proposed side extensions would be visible, and whilst they it come fairly close to the side boundary, it would also be set back behind the principle elevation . The proposed flat roof does not follow the

existing roof style evident in the main property, however as side addition would be relatively modest in scale, it is not deemed to be harmful to the character of the property, not the streetscene. The rear extension would add considerable additional floorspace, however this not deemed so excessive so as to result in harmful overdevelopment of the site and there would be approximately 14 metres on average of rear garden space retained which complies with the Havant Borough design standards which stipulate a minimum of 10 metres garden depth should be retained. The materials proposed would be in keeping with the existing property and therefore impact on the character of the area is deemed acceptable.

- 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 west of the application site is no 2 Petersham Close - the 9.5 metre rear garden of no 2 backs on to the application site. The side elevation wall of the extension would be sited adjacent to this boundary, with the flat roof projecting approximately 1 metre above the boundary treatment. Whilst this would evidently be visible from the rear of no 2 (although there is currently hedging running above the fence line), the impact in terms of overshadowing or overbearingness is not judged to be significant, notably as this space would be at the end of the garden and not close to the private amenity space immediately to the rear of the property. There would be no windows on this side so no issue of overlooking.
- 7.7 To the east of the application site is no 7 The Hundred. As no 8 is set on a corner plot there is no linear separation distance although on average there are approximately 3 metres separation distance between the two properties on average. The proposed side extension would bring the building line closer to the side elevation of no 7, which has a window set back towards the rear, but no windows towards the front of its side (west) elevation. Towards the rear is a shed which blocks access down the side of the property to the rear garden. The proposed side extension would not cause any harmful overshadowing to this side - the bathroom window would be set at high level and the proposed kitchen window would be set forward of the side window at no 7, separated by the boundary treatment which takes the form of a fence set at approximately 1.8 metres in height and the rear kitchen window would be high level. The extension is not judged to result in any significant harmful overshadowing or overlooking to this neighbouring 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01178 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:
Site plan received on the 21.12.2020
Location plan received on the 21.12.2020
5529/4A Proposed elevations
5529/5A Section
5529/3A Proposed ground floor plan
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.