
Site Address:	20 Park Road, Purbrook, Waterlooville, PO7 5ES		
Proposal:	Single storey side and rear extensions and erection of front porch, raised patio area to the rear		
Application No:	APP/20/01126	Expiry Date:	18/01/2021
Applicant:	Mrs Nicola Goulty		
Agent:	Mr D P Manns	Case Officer:	Jane Burton
	D M Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Park Road is a two-storey semi-detached dwelling finished in render and with a hipped tiled roof. The site is in a residential area. Levels vary in the street so that no.18 Park Road to the west is on a lower ground level than the application property. There is a parking area to the front of the house, and garden to the rear.

2 Planning History

No recent history.

3 Proposal

Single storey side and rear extensions and erection of front porch, and a raised decking/patio area to the rear. The extension would wrap around the front and side extending approximately 0.6m forward of the front elevation, 1.6m beyond the existing side building line, and approximately 3m beyond the existing rear building line. The materials would match the existing dwelling.

The raised deck/patio would extend by approximately 2.4m from the rear of the proposed rear extension and would be approximately 0.8m above the lowest part of adjacent land level. Due to potential loss of privacy to neighbouring gardens from the raised patio the applicant was asked to further consider whether views over the fence line would be possible, and thus whether mitigation would be required. Further to this the applicant has submitted revised plans to allow for the provision of side screens to both sides of the raised patio area.

Due to the the raised decking/patio area not being in the original description of development neighbours were renotified of an amendment to the description for a further 7 days.

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

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

Councillor Gary Hughes

No comments were received

Councillor Husky Patel

No comments were received

Councillor Ms C Howard - Purbrook Ward

No comments were received

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: 4

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 extension would be single storey and would not project far beyond the main front elevation. Other properties have been extended to the side, and with porches, including the adjacent no.18 Park Road to the west, and no.22 to the east. A gap of approximately 0.8m would remain between the extension and the side boundary.

Overall, 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

- 7.4 No.18 Park Road is the property to the west. No.18 has an extension to the side which according to the planning history was approved as an annex to the main dwelling, the front window of which is shown on the approved drawings to serve a lounge. No.20 is set forward on no.18, and the extension would add approximately 0.6m more to this and would extend to the side. Due to this and the higher ground level at no 20, it is considered that there would be some impact on no.18; -however a gap between the extension and boundary would remain, and the applicant has submitted further information to show that in 'plan view' the extension would not exceed a 45 degree line drawn from the centre of the closest window at no.18. Hence the proposal would accord with guidance in the Council's Havant Borough Design Guide SPD. There are no ground floor side facing windows at no.18, and no side windows are proposed on the extension facing toward no.18 and so no unacceptable overlooking would result. The extension would not extend beyond the rear elevation of no.18. The raised deck/patio would extend from the rear of the extension. To mitigate potential overlooking impact above the fence line to neighbouring gardens the applicant has amended the design and included reference to 1.8m height side screens to the deck/patio area on revised plans. Further to this it is not considered that the proposals would have unacceptable impacts on the amenities of the occupier of no.18.

No.22 Park Road is the attached property to the east. No.22 has a rear extension and the proposed extension would be approximately the same depth as proposed under this application. Side screens are proposed to the rear raised deck/patio to ensure privacy. Thus no unacceptable impacts are considered to result.

- 7.5 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.

Other considerations:

(iv) Parking provision

The proposal would not increase the number of bedrooms at the property from three. The proposal would impact on the current driveway but sufficient space would remain for two vehicles on hardstanding to the front of the site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and on 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/20/01126 for the following reasons/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:

GOULTY-01A Location Plan (1:1250),
GOULTY-01A Block Plan (1:500)
GOULTY_01A 1 OF 1 Revision E (Plans and Elevations) received on 12.02.21

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.
- 4 Prior to the first use of the raised rear patio area hereby approved privacy screens along both side edges of the raised rear patio area to a height of 1.8m shall be installed. The screening shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.