

Site Address: 168 London Road, Waterloo, PO7 5SP
 Proposal: Proposed infill two storey front and side extension. Extend dormer approved under APP/19/00519.
 Application No: APP/20/00683 Expiry Date: 06/10/2020
 Applicant: Mr G Cleverley
 Agent: Mr G Gard Case Officer: Bee Crawford
 ACE Designs
 Ward: Stakes

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

E1*	(High quality design)
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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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concerns over the protection of the existing boundary hedge.	This is not a planning consideration, the communication has been forwarded to the Council's Arboriculturalist.
I would ask please that the hours of work be restricted to reduce disturbance. On the second application, it will if approved will result in a large dwelling and I think is overdevelopment of the site.	Due to the scale of development this would not warrant a condition restricting hours of work. See section 7.

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 an infill two storey front and side extension and extend the front dormer approved under APP/19/00519 and would be visible from the public realm. The proposal seeks to increase the accommodation which has been granted under APP/19/00519 and whilst in isolation it is relatively modest in nature, the ensuing development would be tantamount to doubling the volume of the existing dwelling, together with a substantial increase in the original footprint.
- 7.4 Additionally the windows of the front dormer are not aligned and would not relate well to the existing dwelling and by reason of its size it would appear top heavy and discordant to the existing property. It is considered this current proposal would be unviable if constructed independently of the previously approved extension.
- 7.5 The scheme permitted under APP/19/00519 was subject to extensive negotiations which resulted in reducing the size of the originally submitted proposal to a more appropriate design, nonetheless providing a generous amount of additional accommodation. This amended scheme overcame the concerns raised by the case officer and Ward Councillor regarding the impact on the amenities of the neighbouring properties and overdevelopment of the site. Furthermore, the approval included conditions restricting any future works which could be carried out under permitted development.
- 7.6 Consequently it is considered that the combination of the scheme approved under APP/19/00519 and the current application would have an unacceptable and intrusive impact on the existing building and on the character and setting of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011, the adopted Design Guide 2011 and the National Planning Policy Framework.
- 7.7 The agent was advised that the revised scheme would not receive officer support for the reasons above, but no response was received and it is consequently accepted that it was his client's wishes to continue with this current application.

(iii) Effect on neighbouring properties

- 7.8 As stated in 7.4 above, whilst it is considered the current proposal would be unviable if constructed independently of the previously approved extension under APP/19/00519, the section below addresses the impact on the neighbouring properties of this proposal only.

Impact on 170 London Road - side/east

- 7.9 This property adjoins number 168 on the eastern side and has a plot of a similar depth. The proposed extension would be situated on the western side of the property and would not project beyond the existing front elevation. It is therefore considered any resulting impact would not be unacceptable.

Impact on 166 London Road

- 7.10 This property is to the west of the application site and again has a plot of a similar depth. The proposal would infill the existing area to the front and side of the property, with an approximate depth of 2 metres. Although the front elevation of number 166 is set back about 1.5 metres from the front of number 168 the proposed extension would fall outside the 45 degree overshadowing zone. It is therefore considered a

reasonable outlook will be maintained from the closest neighbouring windows at this property.

- 7.11 The extension would be a continuation of the existing side elevation of the property, maintaining the 1.1 metre distance to the boundary with this property and does not have any additional side windows. The impact is therefore considered to be acceptable in planning terms.

Other neighbouring properties

- 7.12 The properties to the rear of the site in Brightside, are a considerable distance from the application site. As such this proposal is not considered to have a significant adverse impact on the amenities of these properties. There are no properties opposite the site.

8 Conclusion

- 8.1 It is considered the current proposal would be unviable if constructed independently of the previously approved extension and the plans submitted indicate this proposal is in addition to rather than an alternative to the previously permitted scheme. It is therefore considered that the combination of the scheme approved under APP/19/00519 and the current application would have an unacceptable and intrusive impact on the existing building and on the character and setting of the area. As such the proposal is contrary to policy CS16 of the Havant Borough Core Strategy 2011, the adopted Design Guide 2011 and the National Planning Policy Framework and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00683 for the following reasons

- 1 The proposed development would by reason of its height, mass, bulk and design would have an unacceptable and intrusive impact on the existing building and on the character and setting of the area. The development would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework.