
Site Address: 240 London Road, Waterlooville, PO7 7HB
Proposal: First floor extension to existing flat and associated external staircase.
Application No: APP/20/00821 Expiry Date: 06/11/2020
Applicant: Ms Lin
Agent: Mr Mallen Case Officer: Bee Crawford
 Thorns-Young Ltd.
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style terraced two storey unit with a brown tiled pitched and hipped roof with flat roof elements to the front and rear and elevations of red multibrick and white render. There is a takeaway business on the ground floor and internal access to a one bedroom flat at first floor. The property is situated south of Waterlooville town centre towards the latter part of London Road shopping district.
- 1.2 The area is the non-pedestrianised part of Waterlooville shopping centre and has a mixture of single, two and three storey buildings of various age, style and design with an assortment of uses including retail, office, cafe/restaurant, public house and residential.

2 Planning History

APP/17/01169 - Lawful Development Certificate for use of unit as fish and chip shop and Chinese takeaway., PERM, 15/12/2017

3 Proposal

- 3.1 The proposed is for the construction of a first floor extension to the existing flat and associated external staircase to the rear of the property.

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)
AL3 (Town, District and Local Centres)

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: 12

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) Parking

- (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 first floor extension to the existing one bedroom flat, re-configuring the internal layout to provide an additional bedroom and an external staircase providing independent access.

- 7.4 The development would replace the existing first floor bathroom projection with an extension 5.7 metres wide and 5.65 metres deep, squaring off the rear of the property. It would have a flat roof to a total height of 6.3 metres with the new staircase on the located on the northern end of the rear elevation. Whilst first floor flat roofed extensions are not usually supported, the proposed works would be in keeping with the form and character of the existing buildings on this part of London Road and would be similar to the adjoining property at 238 London Road and other properties within the immediate vicinity. It is deemed that the proposal would not have a harmful impact on the visual character and appearance of the area.
- 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

Impact on 238 London Road - side

- 7.6 This property is situated to the side of the application site and has a similar two storey flat roofed element to the rear. There are no side windows in this element and the proposed extension would align with this elevation of the property and also be of a similar height. It is therefore considered any impact would be acceptable in planning terms.

Impact on 242, 242a London Road - side

- 7.7 This property adjoins the application site and has a similar arrangement of commercial use at ground floor and residential at first floor. There are no side windows in the first floor elevation of this property which would face the extension, which also has no side windows. The first floor extension would project slightly beyond the rear elevation of this property, although it is considered any impact would be acceptable in planning terms.

Impact on Units 1, 2 and 3 Victoria Road and 1A Victoria Road - rear

- 7.8 These properties are commercial units situated to the rear of the application site, approximately 20 metres away and it is considered any resulting impact would be negligible.

Impact on 63-65, 67, 69 and 69-71 London Road - opposite

- 7.9 These properties are is situated opposite the application site and the proposed extension is to the rear. There is a distance of approximately 13 metres between the front elevation of these properties and the front elevation of the application site. It is therefore deemed any impact would be negligible.
- 7.10 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) Parking

- 7.11 There is an increase in the number of bedrooms from one to two, subsequently there will be a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the

application to reflect this and it is therefore considered a condition is not necessary in this instance.

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/20/00821 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 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:

Location, block and parking plan
Drg no. 4106:20 Existing and proposed floor and elevation plans;section plan
Planning statement

Reason: - To ensure provision of a satisfactory development.