
Site Address:	27 Jubilee Road, Waterloooville, PO7 7RD		
Proposal:	Single storey side extension.		
Application No:	APP/20/00729	Expiry Date:	15/10/2020
Applicant:	Mr & Mrs Palmer		
Agent:	Mr Chinery	Case Officer:	Selina Donophy
	Grumpy Design Services Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey property which forms the end of a terrace of 3 dwellings, located on the south side of Jubilee Road, close to the junction with Charminster Close. This property has a pitched roof and is constructed from hanging tile and facing brickwork . There is an attached garage to the side and projecting porch to the front elevation, with a hard standing with parking space for 1 vehicle.

Jubilee Road is a residential area, with a mixture in housing styles including detached, semi-detached and rows of terraces, predominantly set at two- storey level.

Due to coronavirus it was not possible to undertake a site visit, therefore this recommendation has been made with the aid of photographs supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Single storey side 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)

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: 7

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 a single storey side extension following the demolition of the existing garage. The extension would project forward from the principle elevation, coming level with the existing front porch, forming a roof to the front. It would have a width of approximately 2.6 metres, depth of 13.2 metres, projecting beyond the rear elevation wall by 3 metres and a height of 4 metres, with a monopitched roof. The extension would create a garage moved forward than as previous and a play room towards the rear, with a window proposed to the rear elevation and a door on the western facing section of the rear projection, leading out into the rear garden. Materials proposed include brickwork to match existing and concrete tiles in colour grey to match existing.
- 7.4 It is noted that there is already a garage in this location with a width of approximately 2.7 metres, depth of 6.8 metres and height of 2.3 metres, reduced in scale from the proposal and set back from the front elevation, with a flat roof and therefore reduced roof bulk. There is no set form or pattern of development along Jubilee Road in terms of gaps retained to the boundary and therefore it is considered that a single storey extension to the side in this siting would not be notably out of character with the streetscene. The property is also set back somewhat from the road, lessening the visual impact of the extension. For this reason this is not judged to be notably harmful to the character 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

- 7.6 To the east of the application site is no 25 Jubilee Road which is a semi detached property, set off the side boundary shared with no 27 by approximately 3.5 metres. There are some windows located on this side elevation with outlooks back towards the extension site. The proposed extension would come up very close to the side boundary, with a set off of around 0.3 metres. Whilst there will be some increase in bulk, notably with the increased depth and build up of the roof slope, an extension of similar proportions could be constructed within permitted development which would not require planning permission. The eaves height remains at a similar height to that of the flat roof of the existing garage and the roof would be pitched away from no 25. There are no windows or rooflights on the eastern elevation of the extension and therefore impact on the neighbouring property to the east would be negligible.
- 7.7 To the west is no 29 Jubilee Road which is the adjoining property. The impact on this property has been considered and there is not judged to be any significant impact.
- 7.8 Towards the rear is no 7 Charminster Close. There is a window proposed to the extension at ground floor level on the rear elevation. There was a window on the garage here before- likewise this would not have any impact upon the amenity of this property.
- 7.9 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/20/00729

(A) 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:

Materials and layout confirmation email received on the 12.10.2020
SK100 Location and block plans/ elevations received on the 02.07.2020

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.