
Site Address: 43 Elizabeth Road, Waterlooville, PO7 7LZ
Proposal: Single storey side and front extension with new pitch roofing incorporating/ancillary roofing to existing stores building.
Application No: APP/20/00452 Expiry Date: 10/08/2020
Applicant: Mr J Gill
Agent: Mr B Gill Case Officer: Lesley Wells
Ward: Stakes
Site Visit Date: 23/07/2020

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 43 Elizabeth Road, is a two-storey semi-detached dwelling. The vehicular access to the site is off Stakes Hill Road to the rear. The access drive forms a gentle slope downwards and the land falls slightly to the rear. Two car parking spaces for this 3 bedroom dwelling are shown to the rear.

To the north east of the site (to the rear) there are three protected Oak Trees of varying sizes, which are located within the neighbouring property, which are not impact by the proposal to the front of the site..

To the north west of the site is a small development of bungalows, with the exception of one unit with access from Stakes Hill Road, form part of Elizabeth Road. There is also a two storey dwelling to the rear with access from Stakes Hill Road. There is 1.8 m high fencing along the boundaries to the north-west and north east.

Planning permission was granted for a 3 bed dwelling with an attached garage to the rear with access from Stakes Hill Road on 12/12/2019 under reference APP/19/00396. This follows on from a similar proposal granted planning permission on 24/5/16 under reference APP/16/00308.

2 Planning History

07/72450/000 - Two storey side extension. , PERM,28/08/2007
APP/14/00802 - Erection of 1No. 4 bed detached house with integral garage and creation of new access onto Stakes Hill Road., WD,21/10/2014
APP/15/00790 - Erection of 1No. 3 bed detached house with integral garage and creation of new access onto Stakes Hill Road (revised application)., REF,17/09/2015
APP/16/00308 - Erection of 1No. 3 bed detached house with integral garage and creation of new access onto Stakes Hill Road (revised application)., PERM,24/05/2016
APP/18/00133 - Application for non-material change to Planning Permission
APP/16/00837 relating to alterations to central first floor void on rear elevation to form internal floorspace for Bedroom No. 2., PERM,09/03/2018
APP/19/00396 - Proposed 1No. 3 bed dwelling with access from Stakes Hill Road.
[Note: Grampian Condition applies, contact LPA for details], PERM,12/12/2019

3 Proposal

Single storey side and front extension with new pitch/mono roof incorporating existing stores building to the side.

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

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 Diana Patrick

No comments received.

Councillor Dianne Lloyd

No comments received.

Councillor S Milne

No comments 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

Comment	Officer Comment
None	

7 Planning Considerations

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

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

The proposal is for a side/front wrap around extension to this semi detached property, which would incorporate an existing flat roofed side building. The proposal would be forward of the main dwelling by approximately 4.5m, with a hipped roof approximately 3.7m high. The side extension would have a mono pitched roof. The length of the building would be approximately 12.7m and at its widest point approximately 4.8m. The materials would match the main dwelling in colour and texture. The impact on the area by the front extension would be mitigated by the position of the main house which is not prominent in the street scene, located opposite No. 39 Elizabeth Road, which is forward of the proposal. The front extension would also be obscured from the road by hedging to the side front boundary of No. 39. The front single storey extension would not materially impact on the street scene, or the character of the area.

As to the remaining side part of the extension, due to its location, it would not be visible from the public realm.

A 1.8m timber gate and side panels to match existing fencing to boundaries is proposed to the front, which would not be adjacent to the highway, would not materially impact on the street scene.

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

The front wall of the extension, would be opposite the flank wall of No. 39 Elizabeth Road, with an existing 1.8m fence along this boundary and a separation distance of approximately 2.5m. The proposal would have no material impact on the occupiers of this property, nor to the occupiers to the west due to a separation distance of approximately 8m with a 1.8m fence along the boundary. Due to the separation distance with the adjoining semi to the south east the proposal would not cause overshadowing or a loss of privacy to the occupiers of this dwelling.

The rear of the side element of the extension would abut the rear boundary of the dwelling granted in the garden, yet to be constructed, which due to the position of the proposed dwelling would not materially impact on the future occupiers of this property.

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

The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene 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/20/00452 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:
Location Plan
Block Plan - Drawing No. JG/2
Elevations and Floor Plan - Drawing No. JG/1
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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.