
Site Address: 16 Elderberry Way, Waterlooville, PO8 9BJ
Proposal: Removal of conservatory to side/rear. Construction of single storey rear extension, two storey side extension and single storey front extension.
Application No: APP/20/00287 Expiry Date: 03/06/2020
Applicant: Mr C Saunders
Agent: Mr Bramble-Stewart Case Officer: Joseph Toole
GBS Designs
Ward: Cowplain
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Elderberry Way, Waterlooville, is located to the south west of Elderberry Way on a corner plot with Magnolia Way to the east. The application site is a two storey semi detached property comprising red facing brickwork and green tile hanging on the first floor with concrete roof tiles. Vehicular access is off Elderberry Way with parking to the front. There is also access of Magnolia Way with parking to the rear of the property.

The street consists mainly of semi-detached dwellings, of a similar age and style, with various developments evident.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

05/70773/000 - Loft conversion with new dormer window., PERM,06/10/2005
APP/10/00600 - Construction of 1No. 3 bed detached house. , WD,10/11/2010
APP/11/00137 - Construction of 1No. 2 bed detached bungalow with new vehicular access from Magnolia Way. (Resubmission.), REF,05/04/2011

3 Proposal

Removal of conservatory to side/rear. Construction of single storey rear extension, two storey side extension and single storey front 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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

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

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
- (v) CIL

(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 proposed development would involve the removal of the existing conservatory to the side and rear with the construction of a single storey rear extension, a two storey side extension and a single storey front extension.

7.4 The proposed rear extension would be used as a utility room. It would have a width of approximately 2.5 metres, a depth of approximately 3.9 metres and a flat roof with a height of approximately 3.3 metres. The two storey side would be used as a family room and wet room on the ground floor and a master bedroom and en-suite on the first floor. It would have a width of approximately 3 metres, a depth of approximately 7.4 metres and a height to match the existing ridge of the property. The front extension would be used as a porch and toilet. It would have a width of approximately 5.4 metres, a depth of approximately 1.6 metres and have a pitched roof with a maximum height of approximately 3.5 metres.

- 7.5 The proposed rear extension would use facing brickwork to match the existing property with a felt roof. The proposed two storey side extension and proposed front extension would use facing brickwork and concrete roof tiles to match the existing property. This is deemed acceptable to the context of the main dwellinghouse.
- 7.6 The proposal would be visible from the public realm in terms of the proposed two storey side extension and proposed front extension. It is considered the proposed development although large would be appropriate in terms of the size of the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.
- 7.7 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

- 7.8 To the front of the property there would be a front door and 2 obscure glazed windows on the proposed front extension. Furthermore, there would be a new first floor window on the existing property. The alterations to the front of the property is not considered to have an adverse impact on residential amenity being offset from the public highway and the proposed windows would face the public highway and the front gardens of the neighbouring properties.
- 7.9 On the east side of the property the proposed two storey side extension would have a door with a small obscure glazed window and 2 windows on the ground floor. There would be a side window on the proposed rear extension. These views would be screened by the existing 2-2.5 metre high brickwork and 1.8 metre high fence. There would also be 2 windows on the first floor which would face out onto Magnolia Way and would not overlook any immediate private amenity space of the properties to the south east.
- 7.10 To the rear of the property the proposed rear extension would have a door and window and the proposed two storey side extension would have bi folding doors on the ground floor. These views would be screened by the existing 2 metre high brick wall therefore it would not cause any form of overlooking. On the first floor the proposed side extension would have an obscure glazed window and due to the internal alteration there would be a removal of a window replaced by a new obscure glazed window facing the side wall of No.2 Magnolia Way. As these new windows would be obscure glazed it is considered not to have an adverse impact on No.2 Magnolia way, therefore it would be deemed acceptable.
- 7.11 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

- 7.12 The proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the Parking Plan. Therefore, it is in accordance to the Havant Borough Car Parking SPD and is therefore deemed acceptable.

(v) CIL

- 7.13 The proposed development would not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00287

- 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 - 16 Elder 14 Rev H
Site Plan - 16 Elder 13 Rev H
Block Plan - 16 Elder 12 Rev H
Parking Plan - 16 Elder 11 Rev H
Proposed Elevations - 16 Elder 10 Rev H
Proposed Roof Plan - 16 Elder 09 Rev H
Proposed First Floor Plan - 16 Elder 08 Rev H
Proposed Ground Floor Plan - 16 Elder 07 Rev H
Proposed Floor Plans - Elder 06 Rev H
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.