
Site Address:	56 Serpentine Road, Widley, Waterloooville, PO7 5EF		
Proposal:	Single storey front, side and rear extensions.		
Application No:	APP/19/00933	Expiry Date:	21/11/2019
Applicant:	Mr D Brown		
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
	Derek Treagus Associates		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and has a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging. The site is level although there is a slight east/west incline in the road and the property is at a higher level than the road. There is open vehicular access to the front leading to an area of tarmac and grass with a hedge to the eastern boundary and 0.5 metre high wall to the western boundary. The rear garden is mainly laid to lawn with a patio area and shed and is enclosed to all boundaries with fencing ranging in height from 1.8 to 2 metres and mature hedging.
- 1.2 The adjoining two storey semi-detached property is to the east, a pair of two storey semi-detached properties are to the west set forward of number 56 and at a slightly lower level, the side aspect of a two storey semi-detached property is opposite and the rear gardens of properties in Park Road are to the rear. The area is of medium density with two storey terraced and semi-detached properties and semi-detached chalet style properties of a similar and different age, style and design.

2 Planning History

None relevant to this planning application.

3 Proposal

- 3.1 The proposal is for the construction of single storey front, side and rear extensions.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection, the trees at the rear of the property are sufficient distance away not to be affected by the proposed development.

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: 6

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

(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 the construction of a single storey front, side and rear 'wraparound' extension following the demolition of the rear conservatory. The front element of the scheme would be visible from the public realm, although it would be 7 metres from the highway.

7.4 The proposal would be built close to both the eastern and western boundaries of the site, with the main part of the extension on the western side of the property. It would

project 0.9 metres beyond the existing front elevation of the property, 2.1 metres from the western side and 3 metres from the rear elevation, which is of a similar depth to that of the existing conservatory. The extension is a total of 8.75 metres in width to the rear. It has a flat roof to a modest height of 2.75 metres with a roof lantern in the rear part of the extension to a height of 3.2 metres..

- 7.5 The scheme would result in a reasonable addition to the footprint of the property, and can be adequately accommodated within the extent of the site. 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 The extension will be built close to the western boundary with a total depth of 11.1 metres, however there are no windows in the western elevation of the addition. Whilst the application site is at a slightly higher level than the neighbouring property to the west, the extension is of a moderate height and there are no ground floor windows in the eastern elevation of this property which is 2 metres away from the boundary.
- 7.7 The proposal could be perceived to lead to a loss of light to this property which is set forward of number 56. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD. This verified the extension falls within the overshadowing zone of ground floor windows at this property. However this would still apply if in isolation, a rear extension were to be built under permitted development. Furthermore there is an outbuilding which is adjacent to the western boundary and the proposed extension would only extend approximately 1 metre beyond the rear of this outbuilding. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property and the resulting degree of impact would not be so great as to constitute a defensible reason for refusal. .
- 7.8 The rear element of the scheme is close to the eastern boundary and has a depth of 3 metres. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows of the rear addition at 54 Serpentine Road.
- 7.9 The proposed front extension has no side windows and projects 0.9 metres beyond the existing front of the property. There is a distance of 2 metres to the eastern elevation of the property to the west and 4.5 metres to the eastern boundary and it is considered any impact would be negligible.
- 7.10 There are bi-fold doors and a small window in the rear elevation of the extension, although it is deemed the properties to the rear are a sufficient distance away for any impact to be minimal.
- 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.

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/19/00933 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 be as indicated on the submitted forms and hereby approved plans, or 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 plan and block plan
Existing floor and elevations plan
Drg no. 19/839/01 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.