
Site Address:	29 Privett Road, Waterlooville, PO7 5HJ		
Proposal:	Single storey rear extension.		
Application No:	APP/19/01188	Expiry Date:	27/01/2020
Applicant:	Mr Dean Pfeffer		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Privett Road, Waterlooville is a semi detached bungalow located to the north of Privett Road. The property comprises of grey render with brown roof tiles. Vehicular access is from Privett Road with parking to the front and side.

The application site is within a residential area comprising of different size, style and design.

2 Planning History

No relevant planning history.

3 Proposal

Single storey flat roofed rear extension in two parts and hipped to gable roof alterations.

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 Gary Hughes
No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 8

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 proposed development involves the removal of the left window on the front elevation to be replaced by a door and full length windows either side. Along with the existing window to the right would be replaced by a bay window which would extend out an additional 0.5 metres to the highway. This would be of similar design to many properties along the street.

7.4 The proposal would involve the erection of a single storey flat roofed rear extension in two parts. The first part of the proposed extension would extend from the furthest existing rear wall by approximately 4 metres on the west side, with a width of approximately 4 metres joining the existing rear wall on the east side at a 45 degrees angle. The second part of the extension would extend out from the rear bedroom by approximately 4 metres, with a width of approximately 2.1 metres joining the side wall at a 45 degrees angle. Both parts of the extension will have the same height of approximately 3 metres. Furthermore, there would be a small roof alteration with a hipped to gable on the rear of the property, along with the construction of a roof lantern.

- 7.5 The proposal incorporates flat roofs, which are not reflective of the host dwelling. However, there would not be visible from the public realm and would not detract from the overall scheme or dwelling in terms of brickwork/render, roof tiles, windows and doors. This would be deemed acceptable in the context of the main dwelling house.
- 7.6 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space.
- 7.7 Due to the location of the proposed development to the rear of the property, it is considered to have a limited impact on the street scene. Therefore, it is deemed to be inkeeping with the character of the area.
- 7.8 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

- 7.9 The proposed alterations to the front would face front gardens and the highway, therefore it is considered it would not result in the overlooking of any private amenity space.
- 7.10 There would be a new window on west side facing No. 27 Privett Road, this would be screened by an approximately 2 metre high brick wall and hedging, offset from the boundary by approximately 3.5 metres. As a result, it would not be materially harmful to the loss of any private amenity space.
- 7.11 Along the eastern boundary the proposed development would involve the construction of two full length windows, screened by 1.8 block wall. As a result, it is considered not to be materially harmful in overlooking any private amenity space to No. 31 Privett road.
- 7.12 The first part of the proposed extension would extend further into the rear garden, however due to the nature of the development being single storey and set back from the adjoining boundary it is considered not to impact the occupiers of No. 27 Privett Road in terms of overshadowing or overbearing. The second part of the proposed extension would extend from the east wall of the existing property along the adjoining boundary, however due to the nature of the proposed development it is considered not to have an adverse impact in terms of overshadowing and overbearing to the occupiers of No. 31 Privett Road.
- 7.13 To the rear there would be doors and two full length windows facing onto the garden screened by 1.8 metre high fencing. It is considered that due to the nature of the proposed development and the large garden, it would not overlook any immediate private amenity space and would therefore be deemed acceptable.
- 7.14 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01188

- 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

Proposed Block Plan

Existing and proposed Floor Plans and Elevations - PFEFFER 01A B

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.