
Site Address: 40 Jubilee Road, Waterloooville, PO7 7RD
Proposal: Two storey rear extension and new front porch.
Application No: APP/19/01224 Expiry Date: 20/03/2020
Applicant: Mr & Mrs Palmer
Agent: Mr Barlow Case Officer: Selina Donophy
 The Steven Barlow Partnership
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the North East side of Jubilee Road, Waterloooville. This property is of brick construction, with a tiled pitched roof and brick extension to the side, adjacent to a hard standing driveway and it is sited in a generous plot with a long rear garden.

2 Planning History

None relevant

3 Proposal

Two storey rear extension and new front porch.

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

Councillor Gwen Robinson

No comments received

Councillor Mike Sceal

This is quite an extension to this house has there been any complaints about the size ,like loss of privacy and light restrictions .

Councillor Peter Wade

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: 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
- (iv) Parking

(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 consists of a two storey rear extension and porch sited on the front elevation. There is an existing extension at two storey level to the rear of the property, however this application proposes a rear extension with a ridge height continuing just below the existing ridge height, with a depth of approximately 4.5 metres with two hipped roofs at the rear, jutting upwards on the side elevation . It would have a height of approximately 6.2 metres to ridge level and would match the width of the property. Although this scheme would result in a substantial addition to the property, it is set within a large plot, with plenty of rear amenity space and therefore can comfortably be

accommodated within the site.

In regards to the rear extension, there is design guidance in the form of the Havant Borough Council Design Guide. This advises that two storey extensions be sympathetic and subservient to the main dwelling, at least two metres from the boundaries and 20 metres from the extension and the neighbouring property to the rear. The design of this extension meets this guidance criteria.

The extension works would be taking place to the rear of the property and therefore would not be visible from the public realm. The porch proposed to the front elevation would fit comfortably within the front garden space and is deemed appropriate in scale and design within the context of the property, set in the middle of the front elevation, with a pitched roof.

Proposed materials include render and roof tile - cladding was previously proposed to the frontage, however amended plans have since been received which show the front elevation to now consist of a render finish in white/ light cream. The roof tiles would match those existing on the main roof slope.

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

- 7.4 To the West of the application site is no 42 Jubilee Road which is the adjoining property with no 44. The rear extension would come up to the boundary shared with no 42, however there are extensions to the rear of no 42 which are located along the shared boundary and which currently project further back than the rear elevation wall of no 44 at first floor level. This extension would bring the rear elevation wall of no 44 in line with no 42. There would be no adverse impact caused by this proposal on this adjoining property.

To the East of the application site is no 36 Jubilee Road which is a semi-detached property which forms a separate pair of dwellings. There is a reasonable gap between these properties of approximately 6 metres and there are no additional windows proposed to the side elevation, only the conversion of a window into a door. It is judged that this proposal would not have any harmful impact on the amenity of this neighbouring property.

There would be 2 additional windows proposed at first floor level on the rear elevation extension. The rear garden is sizeable and there are no properties immediately to the rear as there is a 45 metre gap between the property and the boundary with the property located to the rear. The windows are proposed on the central and Eastern side of the rear elevation wall and as there is already a window at first floor level, would not result in any increased overlooking towards no 42 Jubilee Road.

- 7.5 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 _

- 7.6 This property is transforming from a 3 to a 4 bedroom property, therefore 3 parking spaces are required as outlined in the HBC Parking SPD (2016). These spaces have been shown on the parking plan document received as part of this application and are deemed acceptable as per the Parking SPD.

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/19/01224

(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:

0638-01 001 01 location and block plan
parking plan received 20.12.2019
0638-01 004 02 2 OF 2 existing and proposed indicative elevations
0638-01 004-1 02 1OF 2 existing and proposed indicative elevations
0638-01.003.01 proposed partial site plan and ground floor plan
0638-01 003-1.01 proposed first floor
0638-01 003-2.01 proposed roof

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be tiles and painted render as shown on drawing numbers 0638-01 004-1 02 1OF2 and 0638-01 004 02 2OF2.
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.