
Site Address:	150 Hambledon Road, Waterloooville, PO7 6XA		
Proposal:	Proposed front extension to garage.		
Application No:	APP/19/01199	Expiry Date:	30/01/2020
Applicant:	Mr & Mrs Turnbull		
Agent:	Mr Bessant	Case Officer:	Tina Pickup
	JB Architecture		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi-detached two storey dwelling located on the east side of Hambledon Road on a spur cul-de-sac that runs parallel to the main road. The dwelling is constructed of pale grey painted render with plain tile hipped roof and features art-deco style curved bay windows. It is set within a row of identical semis which have side drives and some have side garages, others have frontage parking.

The application site does have an attached side garage that is set well back behind the front elevation and links to a full width rear extension that already extends out 4.6m from the original rear elevation. This existing rear extension is flat roofed. The site is flat with a long, some 20m, rear garden enclosed with standard close boarded fencing on the side boundaries.

The immediate locality is predominantly residential in character but the site is close to the Hambledon Road Local Centre shops. The site also lies within Flood Zone 2. The attached neighbour at 148 has an old modest lean-to style addition across its rear elevation, and has an old air raid shelter built up to the shared boundary with the application site.

Planning permission was granted under APP/18/00874 for a further rear extension and front extension to the existing garage and works have commenced on site.

2 Planning History

01/66001/000 - Single storey rear extension and attached garage to side.,
PERM,21/05/2001

APP/18/00874 - Front extension to garage and single storey rear extension.,
PERM,01/11/2018

APP/18/01256 - Application for non-material change to Planning Permission
APP/18/00874 relating to omission of garage door and installation of window and door
and small pitch on front section of garage., PERM,19/12/2018

3 Proposal

Proposed front extension to garage.

Works have commenced on site on APP/18/00874 which allowed a 2.4m forward extension to the existing side garage which aligned with the neighbours garage. A subsequent NMA allowed the garage door to be replaced with a window and door. This application seeks a further forward extension of another 4.2m such that the side extension would align with the existing front porch on the dwelling. A door and window is still proposed in this front elevation of the 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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None necessary

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
None 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:

- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highways and parking
- (v) Flood risk

(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. The proposed layout is noted to include two front doors within the principle elevation and the side extension would be relatively easy to occupy as an annexe. It is however linked to the main dwelling with two internal doors and is submitted as a householder application as a single family dwelling. Any future occupation of the side extension as a separate dwelling without any functional link to the main dwelling would constitute a material change of use and would require planning permission in the future. This application can progress on the basis of occupation as a single family dwelling.

(ii) Appropriateness of design and impact on the character of the area

7.3 The additional forward garage extension would align with the front porch of the host dwelling but extend in front of the neighbours garage at nos. 152 and also slightly in front of their principle elevation (because nos 152 does not have a porch addition). In street scene terms it is noted that the dwellings are set in a linear layout, set back from the road by some 7 - 8m and number 144 has previously extended their garage forward to align with the front porch. The separation to the highway provides a spacious setting to the character of the road and the forward extension to the porch would not encroach beyond the front "building line".

7.4 Overall the size and siting of the proposed extension would be appropriate to the host dwelling and not harm the character and appearance of the street scene. The design and appearance of the proposal is therefore deemed appropriate in context to the street scene 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

7.5 No 152 is separated by its side garage and the proposed forward extension up to the shared boundary and would have a slight tunnelling effect on the neighbours side drive area. It is noted that the dwelling has a ground floor obscure glazed side window facing the application site (likely to serve the hall/stairs) and the outlook from this would be marginally affected. However given the separation and the fact that this does not serve a habitable room, overall it is considered that the proposed development would be unlikely to result in any significant loss of light or appear overly enclosing.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overshadowing or overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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) Highways and parking

- 7.7 The proposed extension does not alter the number of bedrooms proposed and therefore does not trigger the need for any further on site parking. When originally approved as a garage it was noted that the internal sizes of the garage did not meet the dimensions set out in the adopted Parking SPD and therefore did not contribute to on site parking. Reliance was made on the drive and fore court area for parking and ample space remains to the front to provide adequate parking for the extended dwelling.

(v) Flood risk

- 7.8 The site lies within flood zone 2 where household extensions are considered minor developments and need to follow the Environment Agencies standing advice. Flood resilience measures have been proposed in the submitted FRA including setting power sockets a min of 500mm above ffl, door apertures to accommodate flood protection barrier and use of air brick covers if necessary. On this basis there is no objection to the proposed development.

8 Conclusion

- 8.1 It is noted that condition 3 of APP/18/00874 required the use of matching materials and the applicant has been in contact regarding the roof tiles. These are quite old and mossy and has caused difficulty in finding a genuine match. A grey tile has actually proved the best match, but when first re-roofed it is inevitable that a difference will be seen. Notwithstanding any visual difference it is considered that the chosen tile will in time blend with the street scene and not be visually harmful.
- 8.2 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/19/01199 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:

Flood Risk Assessment

Site & Location Plans Drawing Number PL2.214.19- 01

Proposed Floor Plans & Elevations Drawing Number PL2.214.19-03

Existing & Proposed Elevations Drawing Number PL2.214.19-04 Rev A

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.