
Site Address: 37 Stakes Hill Road, Waterloo, PO7 7LA
Proposal: Replace existing conservatory with single storey rear extension.
Application No: APP/19/00444 Expiry Date: 02/07/2019
Applicant: Mr R Smith
Agent: Mr D Good Case Officer: Karen Wooden
 Sapphire Building Consultants
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached dwelling located on the northern side of Stakes Hill Road. The front of the property has been hardsurfaced to the front and includes an integral garage, resulting in curtilage parking for several vehicles. The elevations of the property are a mix of render, brick and hung tiles.
- 1.2 Stakes Hill Road has a mixed character of one and two storey dwellings, built using a mixed palette of materials.

2 Planning History

01/65466/000 - Two storey front extension, ground floor rear extension and alterations to roof, including front and rear dormer windows to form first floor accommodation. Replacement 2 metre front boundary wall with railing., REF,23/03/2001
APP/11/01181 - Demolish existing conservatory. Erection of single storey rear extension., PERM,07/10/2011

3 Proposal

- 3.1 The proposal seeks to remove the existing conservatory and replace with a single storey rear 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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees required for this application.

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: 5

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 extension is to be located to the rear of the existing dwelling, and as such will not be readily visible from the public domain. Notwithstanding this, the proposed materials are to match those used on the host dwelling, minimising any impact on visual amenity. It is also noted that many properties within close proximity to the site have been extended and therefore this type of development is part of the character of the area.

7.4 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

7.5 Due to the location of the extension it is not considered that this would have a detrimental impact on the amenities of the properties to the south west.

- 7.6 To the north east of the site is a detached bungalow sited in close proximity to the rear boundary. The land levels drop to the north east and the change in level means that the proposal may appear slightly overbearing. However, the dwellinghouse itself is likely to appear overbearing due to its siting. It is unlikely that the proposal will increase this overbearing perception, and the distance between the dwellings is also likely to reduce the perception. The distance also limits the extent to which light could be lost to this neighbour.
- 7.7 No. 39 is sited to the south east of No. 37, and is a detached bungalow of a similar design. To the rear of this neighbouring property is a conservatory which is set approximately 3.5m back from the boundary. The side elevation of this conservatory is obscurely glazed, therefore the proposal is unlikely to be seen in full from this elevation. It is unlikely that the proposal will appear overbearing or visually intrusive from this elevation. The proposed plans show an additional window is to be inserted into the south eastern elevation of the existing property, however this can be completed under Permitted Development rights and therefore does not require planning permission. No windows are proposed to be inserted into this elevation of the extension, and therefore will not lead to increased overlooking.
- 7.8 No. 35 is a detached bungalow sited to the north west. This property has been extended to the rear by means of a single storey rear extension, which is set approximately 2.5m back from the proposed extension at No. 37. The proposed extension is to project approximately 1m beyond the rear wall of this neighbouring extension. There are no windows in the side elevations of either the neighbouring extension, or the extension proposed at No. 37. A window exists in the east elevation of the neighbouring dwelling, which is obscurely glazed. It is not considered that the proposal will have a significant impact on the neighbours in terms of bulk, overlooking or loss of light.
- 7.9 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/19/00444 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:

Amended location plan - received 27.06.19

Amended block plan - received 27.06.19

Existing ground floor plan - 01

Existing first floor plan - 02

Existing elevations - 03

Proposed ground floor plan - 04

Proposed first floor plan - 05

Proposed elevations - 06

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.