
Site Address:	58 Stakes Hill Road, Waterlooville, PO7 7LB		
Proposal:	Single storey rear extension & loft conversion.		
Application No:	APP/19/00831	Expiry Date:	14/11/2019
Applicant:	Mr and Miss Seeking & Thomas		
Agent:	Mr D J Boddy	Case Officer:	Selina Donophy
	The Project Support Practice		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This property is a two-storey, semi-detached property located on the West side of Stakes Hill Road. It is an older style property with attractive, decorative design features and has attractive sash windows located to the front of the property. It has a hardsurfaced driveway to the front, with an access road located to the side and the rear garden running parallel to this.

2 Planning History

None relevant

3 Proposal

This proposal consists of a single storey rear extension & loft conversion including the removal of the existing store room and conservatory.

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

None relevant to 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: 9

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

(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 includes an L shaped, wrap around rear extension, with two velux windows situated on the rear roof slope of the main property, an additional window to the second storey rear elevation and a lantern rooflight located on the flat roof of the single storey rear extension. This application previously included the removal of the pitched roof of the existing rear projection on the rear elevation, to be replaced with a parapet roof. This has since been amended to retain the pitched roof as its removal was deemed to cause harm to the existing symmetry of this property with the attached property at no 56.

The proposed rear extension would have an approximate height of 2.9 metres (3.1 metres to lantern rooflight level), 5.7 metres in width and a depth of 5.7 metres and 1.9 metres. The rear extension would be sited in the position of the existing conservatory and would be set in from the boundary with no 56 by approximately 0.32 metres.

The scale of the proposed rear extension works are considered to be relatively modest in relation to the main property, with the works located to the rear of the building, making them visible from the access road, yet not impacting the streetscene from the highway. The proposed materials include rendered brick with slate tiles to match

existing, with white timber windows and white upvc rear door, with the design including matching rendered bands which would add some further detailing. These materials are considered to be acceptable within the context of the original building.

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 South East of the property lies an access road leading South West and to the North West is the attached property, no. 56 Stakes Hill Road. The existing window located on the rear facing wall of the property would be lowered slightly, alongside the addition of another window to the rear elevation. The property faces the roofslope of no 1 Hopfield Close to the rear. Due to the location of the property in relation to those surrounding it, these changes to fenestration, including the additional velux rooflights serving the loft space are not considered to create any increased overlooking upon neighbouring properties.

The property in closest proximity to the proposal site is the adjoining property , no 56. The rear extension works would have a parapet roof and a height of 2.9 metres. Although the rear extension would have an increased depth, the existing conservatory amounts to 2.6 metres at ridge height, so the increase in height is not considered significant. There is an existing rear extension with a lean to style roof located at no 56 sited adjacent to the proposed extension site. The proposed L shaped extension would extend to the same depth as that at no 56 and would be set in slightly from the boundary. It is not considered that this proposal would have any overbearing or overshadowing impact upon this neighbouring property nor on those surrounding it. No 1 Hopfield Close is set approximately 20m off and it is not considered that the proposals would cause any significant additional impacts.

- 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.

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/19/00831

(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:

Block plan received 22/08/2019
Location plan received 22/08/2019
8 Proposed ground floor
9 Proposed first floor
10 Proposed loft
11A Proposed side elevation
12A Proposed rear elevation
13A Proposed side elevation
14A Proposed roof plan
15 Proposed Site Plan

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.