
Site Address:	70 Hambledon Road, Waterloooville, PO7 6UP		
Proposal:	Single storey side and rear extension.		
Application No:	APP/19/00251	Expiry Date:	03/05/2019
Applicant:	Mr Miah		
Agent:		Case Officer:	John Shaw
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a semi-detached property at the corner of Hambledon Road and Milton Road, Waterloooville.

The property was previously a bungalow but has been extended several times and is now a hipped two storey dwelling with a single storey side extension and a single storey conservatory to the rear. The dwelling has two accesses with one from Hambledon Road and one from Milton Road respectively; the dwelling also benefits from a rear garden of approximately 13m in length. The front elevation of the dwelling faces onto Hambledon Road which displays a highly mixed streetscene with bungalows adjacent to large two storey dwellings set along an irregular building line. The properties along Hambledon Road are largely screened from the wider area due to trees and hedges that sit to the opposite side of the road and which border the B2150 to the south west.

During the course of the application, it was confirmed that the first floor extension permitted under application 06/65121/005 and to which the single storey rear extension that is subject of this application would join, has not yet been erected. The first floor extension is however extant as the single storey extension which also formed part of application 06/65121/005 has been built.

2 Planning History

00/65121/000 - Conversion of existing bungalow to 2 storey dwelling house by addition of new first floor with hipped roofing above, plus new ground floor conservatory at rear, REF,30/10/2000

00/65121/001 - Conversion of existing bungalow to chalet bungalow to incorporate roof extension and dormers to front and rear, and conservatory to rear. (revised application), PERM,18/01/2001

01/65121/002 - Attached double garage to South elevation with pitched roof over, erection of 2m high brick wall and railings to South boundary and formation of new highway access onto Hambledon Road., PERM,11/10/2001

02/65121/003 - Attached double garage to south elevation with pitched roof over, erection of 2m high brick wall and railings to south and west boundaries and formation of new access onto Hambledon Road. Change in canopy roof design to front elevation of existing dwelling., PERM,18/02/2002

06/65121/005 - Single storey side and first floor rear extension. PERM,31/01/2007

3 Proposal

Single storey side and 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)
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

Non-applicable

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: 4

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 rear extension is shown on the submitted details as projecting from the first floor extension permitted under 06/65121/005 and although this aspect of the permission has not yet been built, the overall permission of which it is part is extant. The rear extension which forms part of this current application would at single storey be subservient to the dwelling in regard to height and mass and would have materials to match existing. In order to ensure the rear extension would integrate effectively with the built form of the dwelling as shown on the submitted proposed floor and elevational plans, it would be necessary to condition that the proposed development is not built until the first floor extension to which it would join is erected first. Subject to this condition, it is considered that the single storey rear extension would cause no undue harm to the character of the dwelling or the wider area.
- 7.4 The single storey side extension would wraparound the eastern corner of the dwelling and would thereby connect the existing single storey side extension with the proposed rear extension. The proposed side extension would continue the roofline of the existing single storey side extension and would use materials to match those existing at the property. In light of these factors, it is deemed that this element of the proposal would cause no undue harmful impact on the character of the dwelling or the wider area.
- 7.5 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

- 7.6 The proposed rear extension would project just 1.8m and have a height of 2.1m to eaves and 3.6m to the top of the proposed mono-pitch roof. The extension is proposed to project from the first floor extension permitted under 06/65121/005 and it is considered that at single storey and with depth of 1.8m, the extension would not result in undue harm to the residential amenity of no.72 Hambledon, the property adjacent to the north west, over and above that which would exist from the erection of the extant first floor extension. The extension would be set off the boundary with no. 72 and would not impact on any primary window which serves a habitable room of this property.
- 7.7 The proposed side extension would be no higher than the existing side extension to which it would join and would be largely screened by the 2m high boundary wall to which it would be adjacent. The extension would have a significant separation distance from the nearest neighbouring properties and therefore would have no impact on residential amenity.
- 7.8 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, 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/19/00251

(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:

Location Plan Licence no. 100041041
Proposed Elevations Drawing No. 5154/5 - rev A
Proposed Ground Floor Drawing No. 5154/3
Block Plan Drawing No. 5154/500

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.

- 4 The development hereby permitted shall not commence until the first floor extension as shown on the submitted proposed ground floor plan, drwg no. 5154/3, and proposed elevation plan, drwg no. 5154/5 Rev A, and which was permitted under application 06/65121/005 is first erected.

Reason: To ensure provision of a satisfactory development and in the interests of the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.