
Site Address:	64B Stakes Road, Waterloooville, PO7 5NU		
Proposal:	Part first floor side extension incorporating roof alterations, part single storey rear extension; garage door to front elevation of existing attached garage.		
Application No:	APP/19/00920	Expiry Date:	13/12/2019
Applicant:	Mr Boulding		
Agent:	Mr Tate	Case Officer:	Tina Pickup
	MDT Design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a linked detached dwelling located on the south side of Stakes Road and it is noted that the curtilage of the site extends to Fir Copse Road to the rear/south such that the property has dual vehicular access. The dwelling is gable fronted and constructed with red brick with a red tile hung feature panel, beneath a dark tiled roof. Windows and doors are white. The linked attached garage currently has its garage door and access to the rear via Fir Copse Road, with the front elevation to Stakes Road having a window.

There is a significant beech tree within the frontage of the site, which is TPO'd and the land under its canopy is raised relative to the road and side tandem drive. A low close boarded fence provides the side front boundary between No 64B to the east. To the rear, the garden is bounded to Fir Copse Road with hedging, within which there is another large TPO'd tree adjacent the rear drive. The rear garden is screened with trellis adjacent the driveway. The land levels slope slightly at the rear.

Number 64A to the west is a "handed version" of the application site (with grey cladding panel and dark windows). The flat roofed linked garages are sited on the shared boundary and it is noteworthy that 64A also has a current planning application for a two storey side extension (APP/19/00856 refers). Following negotiations these 2 applications are being progressed as two separate, independent schemes, rather than a combined extension. The determination of each must have regard to the other proposed extension.

2 Planning History

APP/19/00719 - Tree works - Withdrawn
APP/19/00927 - TPO 2091

Additionally, as noted above, of relevance is the current application at 64A - see APP/19/00856

3 Proposal

Part first floor side extension incorporating roof alterations, part single storey rear extension; garage door to front elevation of existing attached garage.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No objection provided the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan shown on plan number 2508/09/01/A

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: 6

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:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Impact on trees

(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. In this case the issue of the Party Wall Act has arisen with both the owners of 64A and 64B submitting planning applications that extend up to the shared boundary. The Party Wall Act is separate from planning legislation and provides a mechanism for resolving boundary disputes. In terms of planning, following negotiations and revised plans and forms, both schemes have now submitted Certificate A's and are proposing development entirely within their own application sites that could be implemented independently. In this case the amended plans pulled the single storey rear element off the boundary slightly and it is proposed to use an eccentric foundation to prevent encroachment over the boundary. The first floor extension has also been inset by 250mm to ensure all eaves, soffit and guttering would not overhang the shared boundary.

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

7.3 The design solution proposed is that of a traditional two storey side extension which has been set back and down from the ridge line. The use of the hipped roof retains a sense of space about the dwelling. Accordingly, in isolation the scheme complies with the adopted Design Guide SPD which requires extensions to appear visually subservient to the host dwelling. This traditional design approach does however vary to the cat slide approach taken by the current application at 64A (APP/19/00856). It is considered that in fact the differing styles would add interest to the street scene and the relationship between the two built forms would appear less bulky and reduce the potential terracing effect.

7.4 Materials proposed are to match the existing dwelling which is considered visually acceptable. The infilling of the ground floor rear corner necessitates the re-instatement of the garage door to the front elevation for access, which in street scene terms is more traditional and acceptable. Overall, in street scene terms it is therefore considered that the proposed side extension is appropriate in context to the main building and adjacent site, 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 The proposed first floor extension is 3/4 deep ie it has a depth of about 6.8m such that the existing first floor side bathroom window would remain. If the neighbours scheme APP/19/00856 is implemented then that side elevation has no windows and the proposed development would not harm the amenity of the occupiers of 64A. If APP/19/00856 is not implemented then the current side windows serve a landing and bathroom, and whilst some light would be lost to the landing window, the relationship with the bathroom window would be relatively unchanged. Since these windows serve non-habitable rooms, then the actual harm to, and loss of amenity to neighbouring residents is considered minimal and not refusable.
- 7.6 Overall, it is considered that the proposal will not appear overbearing or lead to unacceptable loss of light to habitable rooms, 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).

(iv) Parking

- 7.7 The proposal would result in a 4th bedroom (5th if study counted) and to comply with the adopted Parking SPD 3 parking spaces are required. Three parking spaces are shown on the existing front and rear drives and hence there is no highway objection to the proposal. It is noted that any additional supporting piers within the garage may further restrict its available width for the parking of a car - however the site has adequate parking elsewhere and does not rely on this space. Accordingly the garage does not need to be conditioned to remain available for parking.

(v) Impact on trees

- 7.8 The root protection area of the front TPO'd tree falls within the proposed development area. It is however noted that at this front part of the site the works are providing a first floor only above an existing ground floor. Therefore there should be no additional impact or harm to this tree. To the rear the proposed single storey element is beyond the root protection area of the rear TPO'd tree. A Tree Protection plan has been submitted and the tree officer has confirmed no objection provided the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered appropriate to the street scene and 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/19/00920 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:

Proposed Plans Drawing Number 2508/09 - 01 Rev B
Arboricultural Information and Tree Protection Details on Council's website dated 25 September 2019

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.

- 4 The hereby approved development shall take place in full accordance with the Arboricultural Method Statement and Tree Protection Plan shown on the Site Plan on Drawing Number 2508/09/01 Rev B.

Reason: To safeguard the continued health and presence of the trees on the site to protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.