
Site Address: 29 Alameda Way, Waterloooville, PO7 5HA
Proposal: Single storey rear extension, following removal of existing conservatory; new pitch roof to existing front and side single storey additions; raised decking to rear.
Application No: APP/19/00234
Applicant: Mr & Mrs Thomas
Agent: Mr Lindsay
Ward: Purbrook
Expiry Date: 22/04/2019
Case Officer: John Shaw
Solent Design Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached dwelling at 29 Alameda Way, Waterloooville. The property is set along a regular building line with an attached single storey side garage projecting ahead of the bulk of the main dwelling by a small degree. To the rear exists a single storey conservatory which would be replaced as part of the current proposal. The dwelling is constructed of red facing brick, red hanging roof tiles, white UPVC windows and doors with concrete roof tiles.

The wider area is made up of a mix of detached and semi-detached dwellings which are characterised by uniformity regarding mass, scale, heights and use of materials.

As part of the submission, Plan SD-1903-00 shows that the existing dropped kerb to the front of the property would be extended in association with the increase of hardstanding to the front of the property to allow increased parking provision. It is considered that this work would be permitted development under the General Permitted Development Order 2015 (as amended) and therefore is not as assessed in this report as part of the overall proposal.

2 Planning History

None relevant

3 Proposal

Single storey rear extension, following removal of existing conservatory; new pitch roof to existing front and side single storey additions; raised decking to rear.

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

Not 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: 9

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 new hipped roof to the existing garage and front porch would represent a minor cosmetic alteration and the use of tiles to match existing would ensure the alteration integrates effectively with the character of the dwelling. The rear extension would cover the entirety of the rear of the main dwelling and join with the existing garage. To facilitate this, the existing conservatory would be replaced. The proposed rear extension would be single storey and with the use of matching materials have no wider visibility within the streetscene and would be subservient to the dwelling.

- 7.4 The creation of a 0.7m high decked area and which would be screened by 1.8m fencing (1.8m from deck level) to the either side of the decking would not appear unduly visible in the wider area and would have no harmful impact on the character of the dwelling.
- 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 increase in the height of the roof the existing garage and porch would be approximately 0.5m. It is considered that this small increase aligned with the retention of the existing separation distance from the adjacent property to the east, no. 27, would ensure no undue harm to residential amenity would result from this element of the proposal.
- 7.7 The proposed flat roof rear extension would have a height of approximately 2.9m, a depth of 3.1m and a width of 9.5m. The existing conservatory to be demolished has a height of 3.3m to the top of its mono-pitch roof and a height to the eaves of 2.8m, a depth of 2.8m and a width of 4.4m. The proposed rear extension would remain set off the boundary with no.27 to the east by approximately 0.8m and set off from the boundary with no.31 to the west by approximately 0.5m. These separation distances aligned with the small-scale nature of the development are considered to be sufficient to ensure the single storey extension would not have an undue impact on neighbouring residential amenity in relation to overbearing, overshadowing or overlooking.
- 7.8 The height of the decking area would be approximately 0.7m above the ground level of the rear garden but this would be 0.15m lower than the first step at the rear of the property as existing. The decking area would have a depth of 2.25m, would be screened to both sides by 1.8m fencing (from the deck level) and would be set in from the western boundary by 1.8m. These factors ensure that the decking would not unduly harm neighbouring residential amenity of the adjacent properties.
- 7.9 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking and would have a 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 no undue impact on the character of the wider area and would have no undue impact on the neighbouring amenity 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/19/00234 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:

Site and Location Plan, SD-1903-00 REV B (Scale 1:200 and 1:1250 notwithstanding the scale annotated)
Proposed Plans and Elevations, SD-1903-01 REV B

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 decking hereby permitted shall not be brought into use unless and until fencing with a height of 1.8m above the decking level has been erected to the east and west sides of the decking in accordance with the details hereby approved. The fencing shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the proposed decking does not result in overlooking to adjoining residential properties having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.