
Site Address:	109 Elizabeth Road, Waterlooville, PO7 7LZ		
Proposal:	First floor side extension.		
Application No:	APP/19/00470	Expiry Date:	25/06/2019
Applicant:	Mr & Mrs Nippard		
Agent:	Mr M Moyse	Case Officer:	Lesley Wells
	Martin Moyse MRICS		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

Elizabeth Road is a semi-detached two storey dwelling orientated such that its side elevation faces towards the main section of Elizabeth Road and the front elevation of the property faces on a green area of amenity land and an access road leading to on site parking.

The site is enclosed by fencing and mature hedging. There is a timber shed towards the western boundary. The adjoining dwelling has been extended by means of a two storey extension, however, this is set back from the front elevation of the main dwelling house and is not prominent within the street scene.

2 Planning History

08/72799/000 - Construction of two storey side and single storey rear extension. Reduction in size of first floor existing windows., REF, 25/03/2008
APP/12/00751 - Construction of single storey side extension following removal of existing outbuilding. Replacement of existing front bay window and canopy to front elevation; replacement windows., PERM, 14/09/2012

3 Proposal

The proposal is for a first floor side extension, to provide a fourth bedroom, with access off the landing. Three car parking spaces are shown on the site layout plan.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

Councillor Dianne Lloyd

Councillor S Milne

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
- (iv) Car parking

(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 As to the design and appearance of the proposal this 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).

That said, an earlier proposal under reference 08/72799/000 for a "two storey side and

single storey rear extension" was refused planning permission on 25/3/08, for the following reason:

"The proposed development by reason of its height and prominent location would be an incongruous feature within the street scene to the detriment of the visual amenities of the area. The proposal is, therefore, contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011."

Subsequently, planning permission was granted on 14/9/12 under reference 12/00751 for the "Construction of single storey side extension following removal of existing outbuilding. Replacement of existing front bay window and canopy to front elevation; replacement windows."

The extension now proposed is located in a similar position as the refused two storey extension, albeit it would be smaller in width, but slightly longer in length. The proposal is to provide a first floor extension to the existing ground floor extension. The size of the proposal is 3 m x 4.9 m and would take the height up to 6.4 m, as opposed to the existing height of 4 m; an increase of 2.4 m. The size of the refused application was 5 m x 4.5 m x 6.5 m, which was significantly more bulky than the current proposal. The site is partly screened by mature hedging, which includes the west boundary, which at the time of the case officer's site visit was over 2 m in height. It is considered that the reduction in bulk and size of the current proposal, compared to that previously refused, is such that it would not be significantly harmful to the street scene, nor to the detriment of the visual amenities of the area.

(iii) Effect on neighbouring properties

7.4 Due to the location of the proposal, the absence of any windows other than to the front elevation, and the distance to the nearest properties, it is considered that the extension would not have a detrimental effect on the amenities of the occupiers of these dwellings.

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.

(iv) Car Parking

7.6 The proposal provides 3 car parking spaces, for this four bedroom dwelling, which accords with the requirements in the Havant Borough Council Parking SPD July 2016.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and would provide sufficient off site car parking 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/19/00470 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: 1 - Existing plan

Drawing No: 2 - Proposed first floor side extension, site and location plans

Reason: - To ensure provision of a satisfactory development.