

Site Address: 8 Park Road, Purbrook, Waterlooville, PO7 5ES
 Proposal: Single storey rear extension including external flue.
 Application No: APP/19/00196 Expiry Date: 07/04/2019
 Applicant: Mr & Mrs Quance
 Agent: Mr Rosenthal Case Officer: Karen Wooden
 Rosenthal Design Services Ltd
 Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house with elevations of brick and render, and a pitched tiled roof. The property has previously been extended by means of a front porch, single storey side extension and rear dormer. The front of the property is hardsurfaced, providing curtilage parking.
- 1.2 Park Road is a residential road in Purbrook which comprises a mix of one and two storey detached and semi-detached properties. The majority of the properties in Park Road are regularly spaced and have off street parking.

2 Planning History

APP/11/01740 - Two storey side extension., REF,22/12/2011

3 Proposal

- 3.1 Single storey flat roof rear extension with skylights, including external flue.

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

Developer Services, Southern Water

The existing development lies over a public surface water sewer. Any changes to the building foundations will require Southern Water approval. An investigation of the sewer is required to ascertain its condition, size and depth. The design for erection of additional floor and extensions should take into account additional load of that construction that will be affecting the public apparatus.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The proposed development would lie within a Source Protection Zone around one of water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Consultations with the Environment Agency to ensure the protection of the public water supply source. *A formal consultation with the Environment Agency is not considered necessary for this scale of development.*

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: 5

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 proposal is to be sited to the rear of the property and subsequently will not be readily visible from the streetscene. Notwithstanding this, the scale and materials are considered to be appropriate in context with the host dwelling.
- 7.4 The proposed flue to the rear extension complies with the tolerances of Schedule 2, Part 1, Class G and therefore can be added without the need for planning permission.
- 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 By virtue of its location it is not considered that the proposal would have an adverse impact on the occupiers of the properties to the north and south.
- 7.7 No. 6 Abbots Close is located to the west of the application site, and due to the land levels sits higher than 8 Park Road. The rear elevation of this neighbouring property faces towards the application site, and the proposed location of the rear extension. The submitted plans show no windows are to be inserted into the western elevation of the extension. The current boundary treatment between No. 8 Park Road and No. 6 Abbots Close is close board fencing and the western elevation of the extension will be approximately 5m from the eastern elevation of No. 6 Abbots Close.
- 7.8 No. 10 Park Road is attached to the eastern elevation of the application site. This neighbouring property has been extended to the side and rear by means of a single storey extension along their eastern boundary line. The shared boundary line between No's 8 and 10 is defined by 2m high close board fencing. The submitted plans show no windows are to be inserted into the eastern elevation and therefore will not overlook this neighbouring property. With regard to loss of light, a 45 degree light test shows the extension may result in some loss of afternoon light to one of the ground floor windows of No. 10. However the projection of the proposal only exceeds the tolerances of permitted development by 0.3m. When considering this along with the boundary treatment it is not considered that the refusal of the application in terms of impact on this neighbour could be justified.
- 7.9 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/19/00196 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 (07) - received 10.02.19
Existing ground floor plan (01) - received 10.02.19
Existing first floor plan (03) - received 10.02.19
Existing elevations (05) - received 10.02.19
Proposed ground floor plan (02) - received 10.02.19
Proposed first floor plan (04) received 10.02.19
Proposed elevations (06) - received 10.02.19

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.