
Site Address:	12 Roundway, Waterloooville, PO7 7QA		
Proposal:	Two and single storey side and single storey rear extensions.		
Application No:	APP/19/00358	Expiry Date:	05/06/2019
Applicant:	Mrs Laura Poole		
Agent:	Mr D P Manns	Case Officer:	John Shaw
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached chalet style property with a detached garage and driveway to the side, the adjoining property being to the north. It has a cat slide beige tiled roof and a flat roofed front dormer with elevations of red multi-brick, timber cladding and smooth white render to the front at ground floor. The site is level and the frontage is generally open with some small shrubs to the northern and eastern boundaries of the front garden. The application dwelling benefits from a rear garden approximately 17m in length.

The adjoining property to the north is of the same style and design as is the semi-detached property to the south. The property is set along a regular building line. Later side extensions are evident within the streetscene and break up the prevailing uniformity.

2 Planning History

94/59054/000 - Two storey and single storey rear extensions and single storey front extension., PERM,15/07/1994

APP/13/01187 - Single storey front extension., PERM,15/01/2014

3 Proposal

Two and single storey side and single storey rear extensions.

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)
DM13	(Car and Cycle Parking on Residential Development)

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: 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
- (iv) 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 The proposed two storey and single storey side extension would be set back from the frontage of the dwelling by approximately 2m and materials to be used would match existing which would ensure this element of the proposal would appear subservient to the bulk of the existing dwelling, integrate effectively with the established character of the dwelling and not appear unduly prominent. There are in addition examples of setback side extensions within the streetscene ensuring the proposed extension would not unduly contrast with the character of the wider area.

7.4 The proposed rear extension would be single storey, use materials to match those existing at the property and would have no visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of 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

- 7.4 The proposed two storey side extension would be built up to the boundary with the adjacent property at no. 14 Roundway to the south; the single storey side extension would be slightly offset from the irregular boundary line. The side extensions would however be set off from the wall of the side elevation of the neighbouring property by approximately 3m. The two-storey element of the side extension would be setback from the frontage of the neighbouring property by approximately 3.25m and would not sit ahead of the 3 windows to the northern side elevation of no. 14. The side extensions would also be set to the north of the adjacent neighbouring property and in light of these factors it is considered that there would be no undue overbearing or overshadowing impact on no. 14 Roundway. There are two existing windows to the side elevation of the existing dwelling including a window which serves a kitchen, in contrast, there would be no windows to the side elevation of the proposed side extensions and therefore it is considered that the overlooking relationship between the side of the application dwelling and no. 14 would be improved over existing.
- 7.5 The proposed rear extension would have a depth of approximately 3.478m, a width of 5.726 and a height of 3.6m to the top of the mono-pitch roof. The rear extension would be set to the north of no. 14, have a separation distance of approximately 3m, have no windows to the side elevation facing the boundary with no. 14 and would not cut across the 45-overshadowing angle from any habitable room window of no. 14. In light of these factors and its single storey scale, it is considered that the rear extension would not cause undue harm to the residential amenity of no. 14. The rear extension with a depth of 3.478m and a separation distance from the attached property, no. 10 Roundway to the north, of 3m would not cause undue harm to the residential amenity of no. 10 in regard to overshadowing, overbearing or overlooking.
- 7.6 Consequently, it is considered that the proposal would 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) Parking

- 7.7 The dwelling has 3 bedrooms and space for 3 tandem parked cars with an additional space provided by the garage. As part of the development, the garage would no longer be accessible by vehicles and one of the spaces to the side of the dwelling would be lost as part of the erection of the side extensions. However sufficient hardstanding would be retained to provide 2 spaces and the proposed plans show additional hardstanding would be provided immediately to the front of the dwelling; this additional hardstanding has been confirmed during the course of the application to be less than 5sqm and so would be considered as permitted development. The number of bedrooms at the property would remain at 3 and therefore it is deemed that the parking provision at the site would be sufficient for a dwelling of this size and would comply with Policy DM13 of the Core Strategy which outlines residential parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbouring amenity or 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/19/00358

(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:

Double Storey Side Extension & Single Storey Rear Extension, Drg No. Poole 01A REV B;
Proposed Block Plan (Scale 1:500), Drg No. Poole/BLP received by the Local Planning Authority on 30/05/2019

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.