
Site Address:	8 Post Office Road, Waterlooville, PO7 5LS		
Proposal:	Single storey rear and side extension		
Application No:	APP/18/00580	Expiry Date:	31/07/2018
Applicant:	Mr R Ewins		
Agent:	Mr D P Manns	Case Officer:	Karen Wooden
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is an older style two storey end of terraced property. It has a brown tiled pitched, hipped and barn hipped roof and elevations of red multibrick, pebble dash

render and cladding. There is a slight south/north incline to the site which has vehicular access leading to an area of shingle, enclosed by 1.8 metre high fencing. The garden of

the property is to the front, side and rear consisting of grass, shrubs, several sheds and a patio area, enclosed by 1.8 metre high fencing to the northern and western boundaries

and a 1.4 metre high fence to the eastern boundary.

1.2 The adjoining two storey terraced property is to the west, a pair of modern two storey semi-detached properties are to the east, the rear gardens of properties in Crofton Close are to the rear and the side aspect of a bungalow in Old Van Diemens Road is opposite. The area is of medium density with two storey semi-detached and terraced properties and detached bungalows of similar and different age, style and design.

2 Planning History

APP/17/00742 - Two storey side extension., WD,29/08/2017

APP/17/00992 - Two storey front and side extension including gable to hip roof and increase of ridge height. (Resubmission)., REF,06/11/2017

3 Proposal

Single storey rear and side extension

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)

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

5 Statutory and Non Statutory Consultations

5.1 No consultees were required for this application.

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) Impact on 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 An application for the construction of a two storey front and side extension was refused in 2017 due to the proposal being considered to be overbearing, resulting in an excessive building bulk adjacent to the neighbouring property to the east. It was also refused as it would appear overbearing and incongruous in relation to the original property resulting in an adverse impact on the visual amenity of the area. The applicants have addressed the reasons for refusal and subsequently amended the proposal to be single storey, set further back from the eastern boundary, with a single storey extension to the rear. The proposed brickwork, windows and doors are to match those of the existing dwelling, reducing the visual impact.

7.4 The property is sited to the most eastern point of Post Office Road. To the front of the

property is a wide footpath which is being used to provide vehicular access to the front of the application site and the three properties to the west (No's 5, 6 & 7). The pathway continues east to give pedestrian access to Crofton Close. Bollards are in situ close to the south eastern side of the application site to ensure no motor vehicles can access Crofton Close. Concerns have been raised regarding material deliveries to the application site, and in particular the use of the pathway to the west of the site and subsequently clarification has been received from the agent that materials will be delivered to the end of Post Office Road and then hand delivered the remainder of the distance via either the front of the property or the footpath to the rear.

- 7.5 No's 1 to 8 Post Office Road are older style properties with distinctive decorative porches. The proposal will result in the loss of this feature, however it was noted on the site visit that alterations have been made to some of the other porches within these two terraces. The addition of modern houses to the north and east of the property have resulted in some loss of the original character. It is therefore not considered that the refusal of the application in terms of the impact on the character of the area could be justified.
- 7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is 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 property to the south (6 Old Van Diemens Road) is approximately 20m from the proposed extension and therefore the occupiers of this property will not be adversely impacted by the development.
- 7.7 The separation gap between the rear extension and the properties to the north (5 and 6 Richmond Gardens) is a minimum of 15m. The boundary treatment to the rear of 8 Post Office Road is 1.8m close board fencing and therefore the proposal will not have an adverse impact on the occupiers of these properties.
- 7.8 The property to the east (25 Crofton Close) is a two storey end of terrace house. The boundary treatment between this property and the application site is low level fencing. 25 Crofton Close has a conservatory to the rear with windows to the western elevation. There is also a first floor clear glazed window looking over the front garden of the application site. No. 8 Post Office Road currently has a ground and first floor window to the eastern elevation, looking towards the rear garden and conservatory of No. 25. The proposal shows there are to be no windows inserted into the eastern elevation of the extension, and furthermore the first floor window is to be removed, with three rooflights being inserted into the existing roofslope to provide light to a bedroom and the first floor landing. Subsequently it is considered that these alterations will result in the reduction of overlooking. The separation gap between the proposed extension and this neighbouring property will be a minimum of 4m. It is not considered that the single storey extension will significantly reduce light or be overbearing to this neighbouring property.
- 7.9 The property to the west (7 Post Office Road) has been extended to the rear by means of a single storey extension. There are no windows to the eastern side of the extension however there is a door and attached window panel set back between the side of the extension and the boundary. It is accepted that the proposal will reduce some early morning light to this door and window however it is not considered that this loss would be significant enough to justify the refusal of the application. The submitted plans show

there are to be no windows inserted into the western elevation. It is therefore considered that the proposal would have no impact in terms of loss of privacy and any impact in terms of light and overshadowing would be negligible.

- 7.10 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) Impact on parking

- 7.11 The application site currently benefits from 3 bedrooms and this proposal will not result in an increase in bedrooms. In accordance with the Havant Borough Residential Parking Provision SPD, as required by policy DM13 of the HBLP(CS)2011, a minimum of 2 parking spaces are to be available within the boundary of the property. An area of curtilage parking is available to the front of the property and can accommodate several vehicles. It is therefore considered that the proposal complies with the current parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the amenity of 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/18/00580 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 - received 05.06.18

Block plan - received 05.06.18

Proposed single storey side and rear extension - received 05.06.18

Email confirmation regarding the delivery of materials - received 25.07.18

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.