

---

|                 |                                                 |               |               |
|-----------------|-------------------------------------------------|---------------|---------------|
| Site Address:   | 39 Hurstville Drive, Waterloooville, PO7 7NE    |               |               |
| Proposal:       | Single storey rear extension with roof lantern. |               |               |
| Application No: | APP/18/01301                                    | Expiry Date:  | 08/02/2019    |
| Applicant:      | Mr C Raddon                                     |               |               |
| Agent:          | Mr D P Manns                                    | Case Officer: | Emma Chisnall |
|                 | D M Designs                                     |               |               |
| Ward:           | Stakes                                          |               |               |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 No 39 is a large detached two storey property situated to the north west side of the road and is in close proximity to the entrance of Hurstville Drive in Waterloooville. The dwellinghouse is constructed of facing brickwork, concrete tiles and a cream cladding and has an integral garage to the north side. To the front the amenity space is modest in size and part hard-surfaced in order to provide an additional parking provision to the front of the garage with the remaining space laid as lawn. The curtilage boundary to the front is open.
- 1.2 No 39 is situated on a decline of land to the north and west meaning that the existing extensions and decking to the rear of the dwellinghouse have had to be raised in order to continue the level footprint of the property. The remaining amenity space to the rear is adequate in size and is laid as lawn with a 2.3m timber fencing situated on a concrete base and high level hedging forming the curtilage boundary around the site.

## **2 Planning History**

17148/2- Erection of 40 houses and garages at Franks Coppice, Hulbert Road/ Stakes Hill Road, 22-44 Hurstville Drive, 21-39 Hurstville Drive and 1-18 Stirling Avenue-permitted 1965  
21104 - An additional bedroom over existing garage- permitted  
21104/1- Single storey rear extension- permitted  
21104/2- First floor rear extension- permitted

## **3 Proposal**

- 3.1 Single storey rear extension with roof lantern.

## **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**

None

## **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: 8

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 works proposed to No 39 include a single storey rear extension in order to create a new kitchen space to the property which shall replace an existing single storey extension and conservatory. The proposed development shall be large in depth at 6.065m but shall be in line with the side elevation to the south and set off the shared boundary to the north by approx 2.5m at the shortest point and 3.9m at the largest due to the angle of the application site. From being single storey in height and flat roofed the extension, on balance, is considered to appear proportionate to No 39 and subservient in nature.

- 7.4 Due to its position on No 39 the works shall be fully screened from the highway and public realm which shall retain the existing appearance and character of No 39 from Hurstville Drive.
- 7.5 A render is proposed for the extension and a colour and finish is not specified. Following a site visit it was noted that render is present on multiple neighbouring dwellings which would help ensure that the material on No 39 would be in keeping to the materials present within the locality. However, without being aware of the colour and finish a full assessment cannot be carried out as to the potential impact of this material and therefore it is considered necessary for a condition to be included with the decision for samples and specifications to be submitted for approval by the Local Planning Authority so that this assessment can be undergone.
- 7.6 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

- 7.7 No 39 is situated in a limited application site and has been previously extended to the rear at single storey and to the side at first floor. However, the works proposed to the dwellinghouse shall replace two extensions already in place and alongside the development leaving a sufficient amenity space to serve the residents of the property the works are considered to be acceptable.
- 7.8 No 39 is situated within a plot where Nos 11 and 9 Stirling Avenue and No 41 Hurstville Drive and No 1 Halifax Rise all have their rear gardens up to the shared boundary with No 39. These are the neighbours that have the potential to be impacted by the proposed extension.
- 7.9 Nos 11 and 9 Stirling Avenue are on an incline of land to the south and therefore No 39 is positioned on a lower level of land to that of these neighbours. Due to the decline of land to the west of No 39 the works shall need to be levelled and raised by approx 1m in order for the development to continue the finished floor level of the property. This shall increase the height of the proposed works to approximately 4m in total which is a 3m high extension and 1m levelling platform. This is the current situation with both the existing conservatory and single storey extension to the rear of No 39. Following a site visit it was noted that No 39 and Nos 11 and 9 Stirling Avenue have an extensive screening between them consisting of approx 2.3 timber fencing and a mature foliage screening approx 3.5m high. Furthermore No 11 has a large outhouse in position along the rear curtilage of the site all of which shall reduce the visual dominance caused by the proposed works at No 39. Therefore, although the works shall be higher than normal due to the levelling, the works are considered to be suitably screened which from being set off the boundary, single storey in height and flat roofed is considered, on balance, to not result in an unacceptable nor un-neighbourly impact.

- 7.10 Nos 41 Hurstville Drive and No 1 Halifax Rise are positioned on a lower position of land to that of No 39 and therefore the works have the potential to have an increased impact by the levelling required at No 39 in order to accommodate the proposed works. However, the works are set off the shared boundary by approximately 2.5m at the closest point which shall reduce the visual dominance of the development. The works shall also be set away from No 1 by approximately 11m and No 41 by 12.5m which in combination of the works being set away from the boundary, single storey in height and flat roofed is considered to result in a limited and acceptable impact. A window is proposed to be fitted within the north side elevation of the extension. Due to proximity of the neighbouring properties to the works and the height of the development due to the levelling required it is considered necessary to condition the window to be fitted with obscure glass and non-opening in order to prevent over-looking and a loss of privacy into rear amenity space of the neighbouring properties. This shall be conditioned as part of the decision.
- 7.11 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/18/01301 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:

Existing and Proposed Floor, Elevation, Roof and Section Plan: Drawing No Raddon\_01A Revision A

Location Plan: Unique Plan Reference p2BUK/299406/407271

Proposed Block Plan: Unique Plan Reference b90buk/299406/407268

**Reason:** - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the ground floor on the north side elevation serving the kitchen shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.