
Site Address: 54 Stakes Road, Waterloo, PO7 5NT
Proposal: Remodelling of property to include rear extension, with new raised roof structure to entire dwelling to provide first floor accommodation, new render and weatherboarding; erection of detached double garage.
Application No: APP/18/01179 Expiry Date: 18/01/2019
Applicant: Mr Garland
Agent: Mr Bennett Case Officer: Bee Crawford
 Kalotec Limited
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style detached bungalow and detached garage. The property is currently being renovated and has a slate tiled pitched and hipped roof and elevations of red multibrick and render to the front gables. The site is level, with an east/west decline in the road, with open vehicular access to the front leading to an area of grass and shingle which is enclosed by a 1 metre high wall to the front, a 1 metre fence to the eastern boundary and a hedge to part of the western boundary. The rear garden is uncultivated with grass and shrubs with a 1 metre high fence, hedging and shrubs to the western boundary, a shrubs and a low hedge rising to a height of 2 metres to the eastern boundary and trees and shrubs to the southern boundary.
- 1.2 Detached bungalows are to the east and west, a detached chalet style property is opposite and a wooded copse is to the rear. The area is of medium density with detached and semi-detached bungalows, chalet style dwellings, and two storey properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the remodelling of property to include rear extension, with new raised roof structure to entire dwelling to provide first floor accommodation, new render and weatherboarding; erection of detached double garage to rear. The existing garage and shed are to be demolished.

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)

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

Arboriculturalist, Havant Borough Council

The trees to the rear of the property are protected by a Tree Preservation Order. The applicant will need to provide a Tree Protection Plan (to scale) to demonstrate that the trees can be adequately protected during the development.

Following the submission of a tree protection plan a condition is recommended to carry out the work in accordance with this document.

Hampshire Biodiversity Information Centre:

Within 500m protected and notable species - Hazel Dormouse

Officer Comment: It is not considered that this proposal for an exiting residential property is likely to impact this protected species.

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: 1

Comment	Officer Comment
We are writing to voice our concerns with regards the proposed remodelling of 54 Stakes Road, Purbrook PO7 5NT. Although we aren't against works being carried out on the property in principal, we have a few apprehensions around the type of work being proposed. Hazardous Materials The roof tiles to the property and the garage roof we believe contain asbestos. Will a risk assessment be carried out on the removal activities before any works commences and if so who will be reviewing and monitoring this process? Loss of Light, Over Shadowing The garage/workshop to the rear of the property has the potential to introduce loss of light to the garden. We believe the light will be reduced by the over shadowing of the two storey property to our west elevation windows. Overlooking and Privacy The plans show the new property to be two storey and we believe this will cause us to be overlooked in our Garden and therefore not giving us the necessary privacy. Design and Appearance We feel the proposed plans for the redevelopment of the above address isn't in keeping with the road and the character of the other houses. The height of redevelopment is a concern as we feel this will dominate our property. We hope our concerns and apprehensions around the redesign of this property will be taking in to consideration and we can come to some agreement which will benefit both parties.	This is not a planning consideration, however advice has been provided to the applicant from the Council's Environmental Health Section. See section 7 below. See section 7 below. See section 7 below.

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
- (v) Developer contributions

(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 enlarge and upgrade the existing dwelling from a modest bungalow to a generous individually styled two storey property, together with a detached garage in the rear garden. The scheme includes raising the height of the roof by approximately 1 metre with a new split gable roof and an approximate 1.5 metre increase in the height of the eaves . The design would significantly alter the appearance of the dwelling which would be visible from the public realm, although a distance of approximately 9 metres to the highway would be retained.

7.4 The proposal would not project beyond the existing side elevations of the property, retaining the 0.9 metre distance to the western boundary and the 3 metre distance to the eastern boundary. The rear extension has a depth of approximately 1.5 metres extending across the back of the property.

7.5 Whilst it is acknowledged the proposal would result in a substantial increase to the original volume of the property, there is only a modest increase in the footprint. It is well designed and judged the scheme can be comfortably accommodated within the extent of the site.

7.6 The new garage will be situated in the rear garden, adjacent to the western boundary. It is of a reasonable size with an eaves height of 2.2 metres rising to a ridge height of 5.1 metres.

7.7 The relationship between the immediate neighbouring properties is such that the proposal is unlikely to harm the degree of spaciousness in this part of the road. 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 which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.8 The proposed development is a major refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. Concerns have been raised regarding the proposed height of the property being overbearing to neighbouring properties. However, whilst the proposal is approximately 0.9 metres higher than the ridge heights of the properties at numbers 52 and 56 Stakes Road, it pitches away from the property boundaries and is lower than the heights of the properties at numbers 50 and 58 Stakes Road. It is judged the proposal would not appear as a dominant feature in the street scene although it is acknowledged that the design will be more modern in character than the surrounding development. It is therefore important that materials are considered in detail and a condition is recommended to ensure that these are submitted to and approved by the Local Planning Authority..
- 7.9 The development does not extend beyond the side elevations of the existing property, retaining the 4.5 metre distance between the eastern elevation of number 54 and the western elevation of number 56 and the 3.4 metre gap between the western elevation of number 54 and the eastern elevation of number 52.
- 7.10 Although there is a increase in the overall height and volume of the property, the roof hips away from the boundaries and this, together with the distance between the dwellings is considered, on balance, to not cause an oppressive outlook from the windows of the neighbouring dwellings. Furthermore, the existing dwelling falls within the 25 degree zone of the side windows in both neighbouring properties, therefore an element of overshadowing already exists. As recommended in the Havant Borough Council Design Guide SPD, the 45 degree overshadowing zone does not relate to side windows of neighbouring properties.
- 7.11 There is one small ground floor window in both side elevations of the proposal, serving a study and utility room. Although there are two rooflights in both the eastern and western roof slopes, the bottom edge of the rooflights are approximately 1.9 metres above the floor level, and it is considered they would not result in any additional overlooking or loss of privacy to the occupiers of the neighbouring properties.
- 7.12 Concern has been raised regarding potential overlooking and loss of privacy to neighbouring rear gardens, However it is considered the resulting degree of overlooking would be no greater than that of a rear dormer which could be constructed without planning permission.
- 7.13 The depth of the proposed rear extension does not extend beyond the rear elevations of either neighbouring properties to the east or west. It is therefore deemed a reasonable outlook would be retained from the closest neighbouring windows at these properties.
- 7.14 The garage is 0.6 metres away from the western boundary of the site and projects around 3 metres beyond the rear elevation of the garage of the neighbouring property. Whilst it is acknowledged there could be some loss of light to the garden of the property to the east, the garage is 7 metres from this boundary and the degree of impact is not considered so great as to constitute a defensible reason for refusal. Furthermore, a building of a similar height could be built closer to the eastern boundary of the site within the realms of permitted development.

- 7.15 There are no properties directly to the rear of the site and it judged the properties opposite are a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.16 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

(v) Developer contributions

- 7.17 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Waterlooville.
- 7.18 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the extension has been calculated by the agent as 149 sqm which generates a total CIL liability of £8,328.04. It is noted that self build residential extension exemption has been claimed in relation to the development which will ensure that relief is given to the CIL payment which consequently does not need to be made.
- 7.19 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).

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01179 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 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 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development must be undertaken in accordance with drawing number KALO-201-05 tree protection plan and arboricultural method statement.

Reason: To protect the conservation and enhancement of existing natural features and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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

Drg no. KALO-0201-01 Rev A	Location plan, existing floor and elevation plans
Drg no. KALO-0201-02 Rev A	Proposed block plan, floor, elevation, section and street scene plans
Drg no. KALO-201-05	Tree protection plan

Reason: - To ensure provision of a satisfactory development.