
Site Address:	150 Hambledon Road, Waterlooville, PO7 6XA		
Proposal:	Front extension to garage and single storey rear extension.		
Application No:	APP/18/00874	Expiry Date:	01/11/2018
Applicant:	Mr & Mrs Turnbull		
Agent:	Mr J Bessant	Case Officer:	Tina Pickup
	JB Architecture		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi-detached two storey dwelling located on the east side of Hambledon Road on a spur cul-de-sac that runs parallel to the main road. The dwelling is constructed of pale grey painted render with plain tile hipped roof and features art-deco style curved bay windows. It is set within a row of identical semis which have side drives and some have side garages, others have frontage parking.

The application site does have an attached side garage that is set well back behind the front elevation and links to a full width rear extension that already extends out 4.6m from the original rear elevation. This existing rear extension is flat roofed. The site is flat with a long, some 20m, rear garden enclosed with standard close boarded fencing on the side boundaries.

The immediate locality is predominantly residential in character but the site is close to the Hambledon Road Local Centre shops. The site also lies within Flood Zone 2. The attached neighbour at 148 has an old modest lean-to style addition across its rear elevation, and has an old air raid shelter built up to the shared boundary with the application site.

2 Planning History

01/66001/000 - Single storey rear extension and attached garage to side.,
PERM,21/05/2001

3 Proposal

Front extension to garage and single storey rear extension.

It is proposed to add a further 3.3m across the full width of the rear extension, with a slight step in off the eastern boundary with No 148 to avoid any encroachment. It is proposed to add a lantern light within the existing flat roof and extend the garage forwards by 2.4. The height, with parapet sides would be 3m.

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

- CS15 (Flood and Coastal Erosion)
- 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Highways and parking
- (v) Flood risk

- (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 forward garage extension would align with the neighbours garage and still be set back some 2.5m from the front elevation. It would therefore retain its subserviency and be visually appropriate to the street scene. The proposed rear extension, by virtue of

enclosed gardens would not be visible from any public viewpoint. 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 rear extension, combined with the existing, would result in an overall single storey extension of 7.6m in length from the original rear elevation. This is a considerable length and longer than others nearby. It would also breach the 45 degree code within the Borough Design Guide. However, the site lies north-west of its attached semi such that the sitting out area of No 148 would be unlikely to suffer from overshadowing in the afternoon/evening. No 148 also has an air raid shelter on this shared boundary which would be aligned with the proposed extension. This would buffer any overbearing and adverse outlook impacts of the proposal such that the proposed extension is unlikely to have any adverse impact on the residential amenity of the occupiers of No 148.
- 7.5 No 152 is separated by a side garage and already has a rear extension. The impact of the proposed extension in this direction is considered to be minimal and acceptable. Due to the long rear garden it is considered that the site can accommodate an extension of this scale and the back to back separations would still exceed the recommended minimum in the Borough Design Guide.
- 7.6 Whilst it is acknowledged that this is an unusually long extension, it is considered that the site circumstances, including orientation, long rear garden and neighbours air raid shelter, are such that the impacts are acceptable. Consequently, it is considered that the proposal will not appear overbearing or lead to overshadowing or 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) Highways and parking

- 7.7 The proposed extension does not alter the number of bedrooms proposed and therefore does not trigger the need for any further on site parking. The garage shown does not meet the internal sizes for a garage set out in the adopted Parking SPD and therefore cannot contribute to on site parking. However there is ample other drive and fore court space to provide adequate parking for the dwelling.

(v) Flood risk

- 7.8 The site lies within flood zone 2 where household extensions are considered minor developments and need to follow the Environment Agencies standing advice. Flood resilience measures have been proposed in the submitted FRA including maintaining existing floor levels and raising power sockets, air brick covers etc. On this basis there is no objection to the proposed development.

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/18/00874

(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:

Flood Risk Assessment

Site & Location Plans Drawing no 01

Proposed Floor Plans & Elevations Drawing no 03 Rev A

Existing & Proposed East Elevations Drawing no 04

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.