
Site Address:	92 Jubilee Road, Waterlooville, PO7 7RE		
Proposal:	Single storey rear and side extension.		
Application No:	APP/17/00998	Expiry Date:	07/11/2017
Applicant:	Mrs C Warren		
Agent:	Mr M Singleton	Case Officer:	Bee Crawford
Ward:	Waterloo		
Site Visit Date:	02/10/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and has a grey tiled pitched roof and elevations of red multibrick and pebble dash finish to the side and rear. The site is level and open to the front with vehicular access and an area of grass, paving and concrete with a 0.5 metre fence and wall to eastern and part of the front boundary and a fence ranging in height from 0.5 to 1.8 metres to the western boundary. The rear garden is mainly laid to lawn with a number of sheds and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 The adjoining two storey property is to the east, a pair of two storey semi-detached properties are to the west, industrial units are opposite and a recreation ground is to the rear. The area is of medium density with a mixture of two storey semi-detached and detached dwellings and bungalows of similar and individual age, style and design and purpose built industrial units.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a 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)
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

Engineering Services, Havant Council

No drainage observations

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: 4

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 situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The extension is a 'wrap around' addition and would be visible from the public realm. The scheme together with the existing rear dormer would result in a reasonable increase to the original volume of the property, although the remaining depth of the rear garden would be in excess of 30 metres. The extension would not project beyond the front elevation of the property and has a part mono-pitched and hipped roof which would lessen the roof mass, reducing any perception of the extension being overbearing.

7.4 The existing street scene is mixed and it is considered the proposal would not have an adverse impact on the visual amenity of the area. The design and appearance of the extension 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).

(iii) Effect on neighbouring properties

7.5 Whilst the rear element of the extension is adjacent to the eastern boundary, there are

no windows in this elevation and the depth of the extension by this boundary is no greater than what could be constructed within the realms of permitted development. The width of the side extension is 0.5 metres more than the limits for permitted development and there is a gap of 1 metre to the boundary with 94 Jubilee Road, with the eastern elevation of this property a further 4.5 metres away. There are two roof lights only in the western elevation of the extension and the roof is of a modest and pitches away from the property boundary. It is therefore judged the impact on the neighbouring property to the west would be negligible.

- 7.6 There are no properties to the rear of the application site and the southern side of this part of Jubilee Road consists of industrial units.
- 7.7 Consequently, it is considered that the proposal is unlikely to 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/17/00998 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Drg no. 09/17 (01) Block plan, existing floor and elevations plan
Drg no. 09/17 (02) Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.

