
Site Address:	141A Stakes Road, Waterloooville, PO7 5PL		
Proposal:	Proposed two storey rear extension with external alterations after demolition of existing sun loung.		
Application No:	APP/17/01334	Expiry Date:	09/02/2018
Applicant:	Mr & Mrs James		
Agent:	Mr Harding	Case Officer:	Emma Chisnall
	BH Architecture Ltd		
Ward:	Purbrook		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 141A Stakes Road is a large detached dwellinghouse situated off a private road in Waterloooville. The dwellinghouse is situated on un-even land which declines in level from south to north and east to west.
- 1.2 The application site has a modest front amenity space which is laid as gravel centrally in order to accommodate two parking spaces with a boarder laid as lawn. A detached garage is present to the rear south of the site. To the rear the land is laid as patio to the west with lawn present to the east of the site. The site is surrounded by a mixed curtilage boundary constructed of high level hedging and close boarded timber fencing with a timber open gate to the front. There is a particularly tall screen above part of the northern boundary fence. Mature trees are present to the east of the application site outside of the curtilage.

2 Planning History

03/68564/000 - Erection of single storey detached outbuilding to east of dwellinghouse and existing outbuilding., PERM,27/01/2004

3 Proposal

- 3.1 Proposed two storey rear extension with external alterations after demolition of existing sun lounge.
- 3.2 The extension is proposed in order to provide a larger bedroom and landing area to the first floor and garden room at ground floor. The extension would measure approximately 3.5m deep, 4.734m wide and 7.35m to the ridge (5m to eaves).

4 Policy Considerations

National Planning Policy Framework 2012

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)

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Objection raised by 141b Stakes Road regarding: 1) Inaccuracy of the block plan 2) Extension blocking natural light to first floor bedroom and obscuring existing views. 3) Devaluation of home. 4) Change in levels impact 5) Loss of natural light to conservatory and kitchen	1) Site visit has been performed to neighbouring dwelling in order to understand the development present. 2) See section 7. 3) Not a material planning consideration 4) Noted see section 7 5) Noted see section 7

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) Flooding

(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 for a significant two storey extension to the rear in order to accommodate a garden room at ground floor and to extend an existing bedroom and lading area at first floor. The proposed extension is approximately 3.5m deep and is proposed to be in line with the existing north side elevation.
- 7.4 the extension incorporates a pitched and hipped roof and subject to appropriate detailing and materials is considered to have an acceptable impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

- 7.5 In terms of the impacts on neighbouring residents, the main impacts are considered to be to 143 and 141B Stakes Road.
- 7.6 No.143 is set well off the proposed extension to the south of the application site. Whilst there is a proposed first floor window facing south the distance between the properties and intervening buildings are considered to result in an acceptable relationship.
- 7.7 In relation to No.141B the two storey extension is proposed to be sited 1.476m from the site boundary. There is concern that an extension of this scale would result in an excessive building bulk adjacent to the neighbouring property at 141B which would be detrimental to the visual outlook and amenities of the occupiers of this property. Concern has been raised by the neighbour in regards to this and the impact caused is considered to be increased due to the drop in land levels between the dwellings by approximately 1m meaning that No 141B is lower in position than No 141A. As recognised by the Havant Borough Council Borough Design Guide SPD 2011 *significant changes in level can make massing relationships with existing development worse*. The proposal is considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Havant Borough Council Borough Design Guide 2011.
- 7.8 The concerns in relation to the extensions impact are exacerbated by the location of habitable room windows and the rear conservatory to No. 141B sited in close proximity to the proposed extension. The proposal to extend the property by 3.5 metres with a two storey rear addition would significantly increase the overall bulk of number 141A and this would result in an overbearing impact to the occupier of 141B Stakes Road, particularly when using internal primary rooms, conservatory and rear amenity space. As such, the proposed development would have an adverse impact on the neighbouring property which is contrary to the advice laid out in policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.9 As the development would be located to the south of the application site late morning and afternoon sun and natural light reaching the rear of No.141B would be impacted by the development. This is again exacerbated by the change in levels. The presence of significant trees to the east of the site already compromises the amount of sunlight reaching the rear of 141B. This would cause a detrimental impact to light levels reaching the rear and south facing windows (which form part of the primary habitable rooms) and conservatory of the dwellinghouse, and to the rear patio area. It is therefore considered that further light impacts from the extension would be particularly noticeable and harmful to amenity. As such the impact to light caused is considered to

be unacceptable.

- 7.10 During the course of the consideration of the planning application negotiations took place with the agent seeking amendments to the proposals to reduce the size and scale of the extension and to address the concerns over impacts to neighbours. Whilst a very modest reduction in the extension was proposed by a reduction in the depth of the extension by 550mm this was not considered to be sufficient to overcome the impact caused meaning the works remained unacceptably harmful to the residential amenities of neighbouring dwelling.

(iv) Flooding .

- 7.11 The proposed development falls into flood zone (low flood risk). The proposed householder extension on an area of land which is already hard-surfaced is considered unlikely to result in drainage issues that cannot be addressed by suitable drainage proposals.

8 Conclusion

- 8.1 The proposed 3.5m deep two storey rear extension is considered to have an unacceptable impact on the residential amenities of 141B Stakes Road resulting in an overbearing relationship and further impacting light. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/01334 for the following reasons:-

- 1 The proposed extension would by reason of its height, mass, bulk, changes in levels and proximity to the boundary have an overbearing and oppressive impact on the residential amenities of 141B Stakes Road. The outlook from habitable rooms, conservatory and the use of private amenity areas would in particular be harmed. The extension would also compromise light levels to the rear of No.141B which are already restricted by mature trees and changes in levels. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.