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Site Address: 1B Park Road, Purbrook, Waterlooville, PO7 5ER  
Proposal: Single storey side and rear extension.  
Application No: APP/17/00684                      Expiry Date: 22/08/2017  
Applicant: Mr & Mrs Doran  
Agent: Mr A Dunks                      Case Officer: Emma Chisnall  
              Andrew R Dunks Ltd  
Ward: Purbrook  
Site Visit Date:

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 1B Park Road is a large two storey semi-detached dwellinghouse that is positioned on level ground along a private road off Park Road. The dwellinghouse is constructed of a mixture of facing brickwork and concrete tiles and has an integral garage to the south east alongside hard-surfacing to the front in order to accommodate three cars onsite. The boundary to the front of No 1b is open with some hedging in place alongside the hard-surfacing.
- 1.2 To the rear the dwellinghouse has a substantial amenity space which is laid as lawn and is surrounded with a curtilage boundary constructed of 1.8m timber fencing to the west. To the rear and east side of No 1b mature trees and hedging at varying heights surround the curtilage boundary.

## **2 Planning History**

None

## **3 Proposal**

Single storey side and rear extension.

## **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

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| CS21 | (Developer Requirements)                                                          |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

Havant Borough Local Plan (Allocations) July 2014

|     |                                                    |
|-----|----------------------------------------------------|
| AL1 | (Presumption in Favour of Sustainable Development) |
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Hampshire Biodiversity Information Centre**

No adverse comment in regards to the application

## **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: 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
- (iv) Trees
- (v) Parking
- (vi) Developer Contributions/CIL

(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 1b although large in size are proposed to be of single storey in height with a flat roof creating a subservient appearance on No 1b with an acceptable mass and bulk. The majority of the development is proposed to be to the rear of the dwellinghouse and will therefore be screened from the public realm and Park Road, protecting the existing appearance of the dwellinghouse. Part of the extension forms a side extension however as this is to replace an existing detached garage/store building the additional visual impact of this development is not considered to cause a significant impact to the visual amenity of the area.

7.4 Matching materials have been proposed for the extension which would ensure the development looks in keeping to No 1b and not significantly out of place.

7.5 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

- 7.6 The works proposed to No 1b shall form a wrap around extension to the west side and rear elevation. No 1b has a generously sized plot to the rear and therefore although the development is considered to be large in size, there is a retained amenity space that exceeds 10m in depth in order to accord with the Borough Design Guide and provide a sufficient and acceptable space for the current and any future occupiers of No 1b Park Road.
- 7.7 The works shall be to the east of No 1c Park Road and shall involve the demolition of a single storey outhouse currently in position along the shared boundary approximately 6.4m deep. The new proposed extension shall be set off the shared boundary in the majority with only the front west point being in line with it and although the works are larger in depth the development is considered to have a reduced impact due to being set off the shared boundary and having a flat roof. These measures, coupled with sufficient screening in place from the 1.8m timber fence, would ensure that on balance the impact caused to No 1c would not be significantly harmful. A living room window is proposed within the ground floor side elevation that shall face No 1c that also has a kitchen window looking onto No 1b. The installation of a side window within a ground floor extension would not be reason to refuse the application however coupled with the window being set off the shared boundary by approximately 3m it is considered the outcome results in a limited and acceptable impact.
- 7.8 The works proposed to the rear of No 1b shall be in line with the existing south east side elevation that faces No 1a Park Road. Both dwellings are separated from each other by a dual pathway between the dwellings. The shared curtilage boundary towards the rear elevations of both dwellings is also constructed of a thick tree line, with the boundary having more open significant gaps to the north east rear end. Following a site visit it was noted that No 1a has a lounge window in position along the rear elevation to the west which is served by a secondary lounge window along the front elevation. The dwelling then extends to have a conservatory to the rear that projects out from the rear elevation. A 45 degree angle has been applied to the lounge window at No 1a from the position of the proposed works and the line marginally breaches this measurement. This would typically mean that the works would have an impact however in this instance this is not considered to be significant enough to warrant a refusal of the planning permission. Although an impact is possible this would only be to late afternoon and early evening sun however as the works are single storey in height and proposed to have a flat roof, coupled with the works being set off the shared boundary, there being sufficient screening between the dwellings from the trees and that the lounge at No 1a is served by a dual window, it is considered that on balance that the development would not warrant a refusal of planning permission for this and can therefore be considered acceptable.
- 7.9 The proposed development is considered to be set off the rear curtilage boundary by approximately 20m and therefore the impact to the dwelling to the rear is considered to be negligible.
- 7.10 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.

(iv) Trees

- 7.11 Mature trees are present along the rear and east boundary of No 1b and therefore a

condition shall be included with the decision for a Tree Protection Plan and Arboricultural Method Statement to be submitted to the LPA for approval prior to building work commencing to ensure that the works do not negatively impact the trees. Both reports should outline the mitigation measures proposed to ensure the trees shall be protected.

(v) Parking

- 7.12 The proposed development to No 1b shall maintain the existing number of bedrooms within the dwellinghouse and as such, it would not be necessary for any additional parking to be required. No 1b is already able to accommodate three parking spaces for a 4 bedroom dwellinghouse and as such is considered to be comply with the Boroughs Parking SPD and can be considered acceptable.

(vi) Developer Contributions/CIL

- 7.13 The application is liable to pay the Community Infrastructure Levy a total of £9,160.71 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made

## 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/17/00684 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 No development work shall commence until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority outlining the position of the mature trees within the application site and the mitigation measures to ensure their protection prior to and during the development work. All such approved measures shall be carried out throughout the period of construction activity at the site.  
**Reason:** To secure 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 hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan: Received 27.06.2017

Proposed Roof Plan: Drawing No 4731/200

Proposed Site Layout Plan: Drawing No 4731/500

Proposed First Floor Plan: Drawing No 4731/2

Proposed Ground Floor Plan: Drawing No 4731/4- Rev A

Proposed Elevations Plan: Drawing No 4731/6

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