
Site Address:	78 Jubilee Road, Waterloooville, PO7 7RE		
Proposal:	Single storey front extension.		
Application No:	APP/17/00455	Expiry Date:	29/06/2017
Applicant:	Mr Shuker		
Agent:	Mr Phillips	Case Officer:	Bee Crawford
	SCP Designs		
Ward:	Waterloo		
Site Visit Date:	23/05/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a brown tiled pitched and hipped roof and elevations of red multibrick and cream painted render. The site is level with open vehicular access to the front leading to a shingle drive, parking area and grass. The site has a 1 metre high fence to east, shrubs to the west and a dwarf wall and shrubs to the front.
- 1.2 A pair of semi-detached bungalows are to the east and opposite and a detached bungalow is to the west. The area is of medium density with a mix of detached and semi-detached bungalows and two storey properties of a similar and different age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front 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)

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**

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are concerned as this extension will be built over a public sewer, which runs across both our and no 78 property, due to the possibility of damage/disruption to the sewer which could be caused. Any such damage could be minor upto to requiring major earth works on both properties and possibly effect their foundations. Also we are also concerned about any effect on our foundations of our property due to the proximity of the works involved.	This will be addressed by Building Regulations and is not a planning consideration.

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 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 proposed development would be visible from the public realm, and would result in a modest increase to the footprint of the property, extending part of the front (southern) elevation by a depth of approximately 2 metres and a width of 3.5 metres. The existing

property currently provides limited accommodation and the proposal is to enlarge an existing bedroom and provide an ensuite. The scheme has a hipped and pitched roof which would integrate well with the existing property, resulting in a cohesive form of development.

- 7.4 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

- 7.5 There are no windows in the western elevation of the proposal which is 1.8 metres from the boundary, with the neighbouring property at 80 Jubilee Road a further metre from this boundary. A 45 degree angle test was carried out from this property which demonstrated the extension would fall outside the overshadowing zone, and it is therefore considered the addition would not have an adverse impact and would not result in any additional degree of overlooking to 80 Jubilee Road. The eastern elevation of the proposal will attach to the existing elevation of the lounge and it is deemed any impact on the properties to the east would be negligible. The proposal would be approximately 13 metres from the front boundary of the application site and the property opposite is a further 21 metres away.
- 7.6 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, 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00455 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

Block plan

Site plan

Drg No. 3665-1/1 Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.