

Site Address: 182 Stakes Hill Road, Waterloooville, PO7 7BS
Proposal: Two storey extension to the front/side and single storey extension to the rear.(Resubmission).
Application No: APP/17/00222 Expiry Date: 02/05/2017
Applicant: Mr & Mrs Dognini
Agent: Case Officer: Harriet Pitney
Ward: Stakes
Site Visit Date:

1 Site Description

The rear garden is enclosed by a varied boundary treatment and is primarily laid to lawn. Access to the rear garden is currently obtained via a side access gate between the application site and 180 Stakes Hill Road. The rear garden is relatively long and the orientation is such that the garden extends out to the north immediately adjacent to the rear wall of the adjacent neighbouring property (No. 180 Stakes Hill Road) and also to the rear of 182a & 182b Stakes Hill Road.

2 Planning History

97/61631/001 - First floor rear extension, WD,15/09/1997

96/61631/000 - Conversion of 5 bedroom house into 1 x 3 bedroom and 2 x 2 bedroom residential units, demolition of flat roofed front extension, alterations to the east elevation, replacement single storey rear extension and associated parking and new access, PERM.19/12/1996

05/61631/005 - Proposed rear single storey extension., PERM,02/12/2005

APP/16/00039 - Crown reduce 1No. Silver Birch(T3) by 1.5m, subject to TPO 1701..

PERM,14/03/2016

APP/16/01226 - Two storey side and front extension, conversion of loft space and raising of roof height., WD,09/01/2017

3 Proposal

This application relates to a proposed two storey extension to the front/side of 182 Stakes Hill Road and a single storey extension to the rear. This application forms a resubmission in connection with APP/16/01226 which was withdrawn.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Arboricultural concerns

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 This application has been re submitted as a revised proposal following application APP/16/01226 which was subsequently withdrawn. This application was withdrawn on the basis that the proposed extension by reason of its bulk and height would be considered an incongruous feature within the streetscene and also the design which was considered to be unsympathetic to the character and appearance of the host dwelling and to the pair to which 182 Stakes Hill Road belongs.

7.4 The revised two storey extension to the front/side of the property would still be visible from the public realm and remains an infill extension. However, the design and appearance of the revised proposal is now considered to be subservient to the main dwellinghouse which respects the existing built form and is sympathetic to the character and appearance of the area.

7.5 It is important to acknowledge that the property is set back from the highway by approximately 9 metres and the proposed extension would be set back from the principal elevation by 1 metre. Furthermore, the proposed extension would not extend beyond the side wall of the original dwellinghouse.

7.6 On this basis, the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not be considered to result in any adverse impact on the character and appearance of the existing streetscene or surrounding locality.

7.7 The single storey extension to the rear would not be visible from the public realm and would therefore be unlikely to result in any adverse impact on the surrounding locality. Notwithstanding the above, the height, scale and design of this aspect of the proposal is also considered to respect the existing built form and would be unlikely to impact detrimentally on the character and appearance of Stakes Hill Road.

(iii) Effect on neighbouring properties

7.8 By virtue of the location of the proposed development, the only residential property potentially affected by the proposal would be the adjacent neighbour to the north, 180 Stakes Hill Road. As stated above, this application has been re submitted as a revised proposal whereby concerns were raised with the applicant initially regarding the overbearing impact on the adjacent residential property.

7.9 With regards to the proposed two storey extension to the front/side of the property, the 45 degree test was undertaken in connection with the adjacent neighbours kitchen

window which is located within the side elevation of the property and would face the proposed extension. This revealed that a clear line of sight at a 45 degree angle would still be visible to the adjacent neighbour and furthermore, the proposed extension would be unlikely to worsen the impact in terms of the loss of light to what is currently evident on site.

- 7.10 It is also important to acknowledge that a 2.1 metre distance will be maintained between the application site and the adjacent neighbour and the proposed front door has been relocated away from the neighbours kitchen window to avoid an undesirable relationship affecting the privacy of the adjacent neighbour.
- 7.11 In terms of the single storey extension to the rear, it is acknowledged that the layout of the rear garden is rather unconventional. That being said, the proposed extension would essentially form an addition to the existing single storey rear extension, extending a further 2.6 metres to the side (approximate) with a length of 5.9 metres and a height of 2.9 metres (approximate).
- 7.12 On the basis that the proposal is single storey, combined with the proposed added width, depth and height, it is not considered that this aspect of the proposal would result in any additional loss of light privacy, outlook or appear overbearing to the adjacent neighbouring property (No. 180 Stakes Hill Road).
- 7.13 Consequently, it is considered the proposal would have a limited and acceptable impact on the adjacent neighbour (180 Stakes Hill Road), meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.14 It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.15 The plans submitted demonstrate the provision of two offroad parking spaces which would appear to accord with Havant Borough Councils Adopted Parking Standards as the property comprises three bedrooms.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00222 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:

Site location and block plan (Drawing No: 182.A101- revision B)- received 2nd March 2017

Existing floor plans, roof plan and elevations (Drawing No: 182.A102)- received 2nd March 2017

Proposed floor plan, roof plan and elevations (Drawing No: 182.A103- revision B)- received 2nd March 2017

Existing and proposed 3d views- received 2nd March 2017

Reason: - To ensure provision of a satisfactory development.