

1 Site Description

- 1.1 66 Stakes Road is a two storey semi-detached dwelling constructed of facing brickwork with concrete tiles and is situated in Waterloo. The front of the dwellinghouse has an adequate amount of amenity space which is hard-surfaced with gravel in order to accommodate two parking spaces onsite with a low open boundary around the curtilage.
- 1.2 The amenity space to the rear of No 66 is large in size and is mostly laid as lawn until it meets with a large outbuilding the width of the garden to the south of the site. Half of this building is used as a garage which can be accessed from Fir Copse Road. The curtilage boundary to the east and west of the site is constructed of a mixture of 1.8m timber fencing and similar height hedging. No 66 is positioned on level ground but the amenity space to the rear drops in height and is accessed via stairs.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear extension and loft conversion incorporating rear dormer with cladding.
- 3.2 The dwellinghouse has an existing single storey rear extension to the east which is proposed to be extended to the full width of the dwellinghouse. The development also includes a rear dormer within the roof space to create a bedroom and en-suite.

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
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: 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 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 66 are in position to the rear of the dwellinghouse and are hidden from the public domain of Stakes Road, protecting the visual amenity of No 66 and the character of the area when viewed from the north. Although Fir Copse Road runs to the south of the site the works are approximately 27.5m away from the highway and coupled with the rear appearance of the dwellings along Stakes Road being varied and containing development, the works are considered to not look significantly out of place.

7.4 Stakes Road is considered to contain a varied streetscene and following a site visit it was noted that multiple dwellinghouses contain single storey extensions to the rear which would ensure the proposed ground floor extension appears in keeping to the locality of the area. Dormers in the rear roof space are less present to the rear of the dwellings in this part of Stakes Road but it is not un-common to see this type of development as you travel west along Stakes Road and to the south. Due to the works being in position to the back of the dwellinghouse the character of the area is therefore considered to be maintained.

7.5 It is acknowledged that the dormer is large in size and does create significant bulk on the rear roof slope of No 66 however, the total size of the proposed dormer falls within Permitted Development Rights and therefore would not warrant a refusal of the planning permission.

7.6 The ground floor extension is proposed to be built using matching materials to No 66 to ensure the works look in keeping. The dormer is proposed to be built in a light grey weatherboard cladding which would not match No 66 but is considered to suit the pallet of the local area and would not appear overly obtrusive. On balance this is considered to have an acceptable impact but a condition shall be included with the decision requesting a sample and specifications to be submitted to the LPA for approval prior to development work commencing.

7.7 Concern was raised in regards to the design of one of the windows proposed in the dormer and that it did not match the existing dwellinghouse in terms of size and position. Plans have been amended that reduce the size of this window to ensure it looks in keeping to the others on No 66 which is considered to provide an attractive symmetrical appearance.

- 7.8 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

- 7.9 The rear extension proposed to No 66 is single storey in height and has a flat roof with two roof lanterns in place. The works replace an existing conservatory and extend the full width of the house. The attached neighbours No 68 are considered to not be significantly impacted by the proposed development as the works shall be screened from the dwellinghouse by the party wall between No 68 and No 66 which prevents any over-looking, protects the outlooks of both developments and also maintains privacy levels. The works are proposed to be set in from the rear elevation of No 68 and due to the height and position of the development it is considered that the works would not lead to any significant shadowing or shading as a result. The proposed single storey rear extension is therefore considered to result in a limited and acceptable impact.
- 7.10 The ground floor extension shall be set away from the dwellinghouse to the east (No 64c) by approximately 2.5m in total and 1m away from the shared boundary which meets with guidance stipulated in the Havant Borough Design Guide in order to have an acceptable impact. The works are to the east of No 64C but due to the height of the development and that it is proposed to have a flat roof and be set off the boundary it is considered that light levels would not be significantly impacted and that the works would not create any shadowing. It was noted following a site visit that No 64c does not have windows or doors to the rear side elevation and therefore the outlook from the neighbouring dwelling would not be impacted. A window is proposed along the rear extension to the west side which shall look onto the flank wall of No 64c ensuring no overlooking is caused as a result. It is also noted that a window in the side elevation at ground floor could be installed under Permitted Development Rights and therefore without planning permission.
- 7.11 The dormer proposed to the roof space shall create a bedroom and en-suite with two windows looking out to the garden space of No 66. Due to the orientation of the windows within the dormer and the height at which the works are proposed it is considered that both windows would create a view directly to the south of the dwellinghouse which would not lead to significant over-looking of the neighbouring dwellings. It is noted that no objections have been made in regards to the proposal and therefore on balance this aspect of the proposal is considered to not warrant a refusal of planning permission.
- 7.12 Both bathroom windows on the first and second floor are proposed to be fitted with obscure glass on the elevation plans in order to protect amenity levels. This shall be conditioned as part of the decision.
- 7.13 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/17/00792 subject to the following conditions:-