
Site Address:	96 Jubilee Road, Waterloo, PO7 7RE		
Proposal:	Demolition of existing garage and erection of two storey side extension.		
Application No:	APP/17/00194	Expiry Date:	18/04/2017
Applicant:	Mr P Hammond		
Agent:	Mr M Singleton	Case Officer:	Emma Chisnall
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey semi-detached property with a detached garage to the side. It has a concrete tiled pitched and hipped roof and elevations of red multibrick and pebble dash finish to the side and rear. The site is on a slight incline from south to north and has a moderate area of amenity space to the front which is fully hard-surfaced in order to accommodate a parking provision for three cars, not including the garage. The curtilage boundary to the front is constructed of a mixture of timber fencing and brickwork approximately 1m high. To the rear the amenity space is generous in size and laid to lawn with a curtilage boundary constructed of 2m timber fencing.
- 1.2 The area is considered to be of a medium density with a mixed streetscene containing two storey and bungalow dwellings. To the south of the site there are industrial units and to the north, a recreation area.

2 Planning History

None

3 Proposal

Demolition of existing garage and erection of two storey side 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
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

Engineering/Drainage

No drainage observations

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

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 acceptable in principle subject to development management criteria.

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

7.3 No 96 is approximately 4.5m away from the highway and as the works will be to the side of the dwellinghouse they shall be viewable in the streetscene and from the public realm. Jubilee Road contains a varied streetscene with a mixture of bungalows, two storey dwellings and industrial units so there is no uniform pattern of housing. Development is also viewable along the road and it is noted that the neighbouring dwelling No 98 Jubilee Road has recently commenced work for a two storey extension to the side and as such, the works to No 96 would not be setting a precedent and is therefore considered to not detract significant character from the streetscene as a result.

7.4 The design of the development on No 96 is considered to be sound with the works proposed to be in proportion to the main dwellinghouse which should ensure the development does not appear bulky nor obtrusive. The development is proposed to continue the existing roofline, hipping away from the neighbouring dwelling to the west and is set in from the shared boundary and rear elevation therefore reducing the visual impact of the works and achieving a subservient appearance which accords with guidance stipulated in the Borough Design Guide. Measures have been made to help

the works appear in keeping to No 96 the locality with proposed matching materials which shall be conditioned as part of this decision

- 7.5 Consideration has been given to the proposed development and whether this would cause a terracing or cramped affect on the streetscene due to the neighbouring development taking place on No 98 and that the existing significant gap maintained between the dwellings shall now be reduced. However, it is noted that an approximately 2m gap shall still be maintained between No 96 and No 98 Jubilee Road following the completion of both works which is considered to be an adequate enough gap for the works to not create a significant crowded appearance in the streetscene. The works to No 96 shall also be hipped away from No 98 which should reduce the impact further and create a softer appearance on the streetscene which is considered to have a limited an acceptable impact.
- 7.6 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 and can be considered acceptable.

(iii) Effect on neighbouring properties

- 7.7 No 96 is situated in a generously sized plot which can accommodate the proposed extension whilst leaving an acceptable amount of amenity space to the current and future occupiers.
- 7.8 The development proposed at No 96 does not include windows at first floor level along the side elevation to ensure that the development does not lead to over-looking nor a loss of privacy to No 98 which is an improvement to the existing elevation currently which does contain windows. An access door is proposed at ground floor level but as the works shall be set off the boundary and there is adequate screening in place from the 2m fencing it is considered this door should not cause significant harm and can therefore be considered acceptable. The proposed first floor bedroom window within the rear elevation should create a view along the rear amenity space of No 96 only and as the use of the room is considered to not be a main habitable room within the dwellinghouse the impact caused is considered limited an acceptable.
- 7.9 The attached neighbour No 94 Jubilee Road should be screened from the works by the existing dwellinghouse and remain unaffected by the proposed development. A window is proposed along the front elevation at first floor level however this shall look onto the industrial units opposite No 96 and due to the distance between the sites and the separation from the highway it is considered that no significant adverse impact should be caused as a result.
- 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) Parking

- 7.11 No 96 Jubilee Road can currently accommodate 4 parking spaces onsite for the existing three bedroom dwelling. The proposed development will increase this bedroom total to 5 meaning that in order for the development to accord with the Parking Standards SPD 3 spaces shall need to be maintained. It is noted that in order for the garage to accord with space standards to accommodate a car this should measure 3m wide by 6m deep

which the current plans do not achieve in terms of depth, however this is considered to be not necessary to condition with the decision due to the site being able to accommodate the necessary 3 cars to the front of the dwellinghouse and therefore this element of the proposal is considered to be acceptable and to accord with the Parking Standards SPD.

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/17/00194 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 Plan: Received 21.02.2017
Proposed Block Plan, Floor Plans and Elevations Plans: Drawing No 01/17 (02)

Reason: - To ensure provision of a satisfactory development.