
Site Address:	34 Winifred Road, Waterlooville, PO7 7TD		
Proposal:	Single storey rear and side extension.		
Application No:	APP/17/00125	Expiry Date:	06/04/2017
Applicant:	Mr & Mrs Duffy		
Agent:	Mr Cresdee	Case Officer:	Emma Chisnall
	Both Creative		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 34 is a semi-detached two storey dwellinghouse that is situated to the west within Winifred Road. The dwellinghouse displays Victorian features and is constructed of a mixture of red brick with concrete quoining details around the two front facing bay windows with a concrete tile used for the roof. No parking is available onsite.
- 1.2 The dwellinghouse occupies a narrow plot with a moderate amount of amenity space to the front which contains lawn and has a pathway which runs from the front of the dwelling into the rear amenity space along the western side. The curtilage to the front is surrounded with open fencing with a 0.7m high hedging running along the shared boundary with No 36 Winifred Road. To the rear the amenity space is generous in size and is partly level and hard-surfaced nearer to the dwelling. The rest of the garden amenity space is constructed of lawn and is on a slight incline from south to north, surrounded by a curtilage boundary of 1.8m timber fencing.

2 Planning History

- 2.1 None

3 Proposal

- 3.1 Single storey rear and side extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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: 4

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 34 are considered to be moderate in size and are proposed to run along the side of the dwellinghouse (in line with the existing side elevation) and extend into the rear amenity space. The works are proposed to commence along the side elevation of the dwellinghouse but towards the rear and therefore it is felt that the works should not be significantly viewable from the streetscene and should therefore have an acceptable and limited impact on the character of the area as a result.

7.4 Materials are proposed that match the original dwellinghouse which should ensure the proposed extension looks in keeping to No 34 and does not detract significant character from the dwellinghouse and streetscene.

7.5 Although the development proposed to No 34 would appear to be one of the first dwellinghouses along Winifred Road to carry out a wrap around development the streetscene itself contains multiple examples of development leading to a varied street pattern and mixed visual amenity. It is therefore considered that the proposed works should not cause a significant impact to the visual amenity of the dwellinghouse nor Winifred Road and as a result is considered to be acceptable.

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.

(iii) Effect on neighbouring properties

- 7.7 No 34 Winifred Road is situated in a confined plot with a marginal amount of space available between the dwellinghouse and shared curtilage boundary to the west. The proposed extension to the side of No 34 however is considered to be of a moderate scale which can be accommodated whilst maintaining the pathway alongside the side of the dwellinghouse and furthermore, a gap between No 34 and No 36 Winifred Road. This space coupled with the front and rear should ensure that the occupiers of No 34 have an acceptable amount of amenity space retained for their use as a result of the development.
- 7.8 The proposed development is to be positioned to the side (west) and rear of the dwellinghouse. To the east of No 34 the attached neighbouring dwelling (No 32) has an extension in place at single storey to the rear. Although the proposed works to the rear of No 34 shall extend past the neighbouring extension this is considered to be by a marginal amount and due to the adequate screening in place from the 1.8m timber fencing and that the extension will be to the west side of No 32 it is felt that the works should not impact light levels to the neighbouring dwellinghouse nor cause significant shadowing or shading and can therefore be considered acceptable. No over-looking nor loss of privacy is considered to occur as a result of the development as no new windows are proposed along the side elevation that will face No 32.
- 7.9 The extension to the side of No 34 will bring the proximity of the dwellinghouse closer to the neighbouring dwelling No 36. The development also includes the installation of new windows along the side and rear elevation of the works and therefore there is potential for the works to lead to an increased element of over-looking and loss of privacy to the occupiers of the neighbouring dwellinghouse. However it is noted no objection has been made by No 36 in this regard and that an acceptable gap shall be maintained between the neighbouring dwellinghouses as both properties are set off the shared boundary. No 36 is marginally angled away from No 34 and as such it means that the proposed extension on No 34 would be distanced further away than if it was flush with the boundary. There is also a timber boundary fence in place between the neighbouring dwellings to the rear which should as a result reduce the impact caused further. Therefore on balance the harm caused is not considered to be significant enough to warrant the refusal of the planning application.
- 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.

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/17/00125 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:

Existing and Proposed Elevations Plan: Drawing No 181116 2A1

Block Plan: Received 02.02.2017

Proposed Block Plan: Received 02.02.2017

Reason: - To ensure provision of a satisfactory development.