
Site Address:	15 Jubilee Road, Waterlooville, PO7 7RD		
Proposal:	Single storey rear and side extension.		
Application No:	APP/17/00277	Expiry Date:	10/05/2017
Applicant:	Mr & Mrs Simmons		
Agent:	Mr Haynes	Case Officer:	Emma Chisnall
	John Haynes Architectural Design		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 15 Jubilee Road is a semi-detached bungalow situated on level ground in Waterlooville. The dwellinghouse is constructed of a mixture of facing brickwork and white render with concrete tiles on the roof. To the east side of No 15 there is a canopy covered with a corrugated perspex which leads to a garage that is in line with the rear elevation. The site can currently accommodate one car to the front with the rest of the space laid as lawn and surrounded with a low brick curtilage boundary wall.
- 1.2 To the rear the amenity space is large in size and laid to lawn with a curtilage boundary constructed of 1.8m timber fencing. Mature trees are present along the rear curtilage boundary.

2 Planning History

None

3 Proposal

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 Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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: 15

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 The works proposed to No 15 shall be viewable in part from the streetscene however following a site visit it is acknowledged that Jubilee Road contains a varied streetscene with little to no uniformity across the dwellinghouses with development present. The works proposed to No 15 are set off from the front elevation and due to the existing canopy and garage in place it is considered that the proposed single storey side development shall not alter the appearance significantly and should improve it. Therefore it is felt that on balance the character of the area should be maintained as a result of the development and can be considered acceptable.

7.4 In order to accommodate the required parking spaces onsite it is acknowledged that the amenity space to the front of No 15 shall be laid with paving and part of the front boundary wall lost. This shall alter the visual appearance of the dwellinghouse but not significantly enough for the works to be considered unacceptable. It is noted that many dwellings along Jubilee Road have parking to the front and therefore the works should not look out of place. Having three spaces onsite is also a necessary requirement in order for the works to accord with the Borough's Parking Standards SPD.

7.5 Materials have been proposed that differ to the existing and the works shall be fitted with a flat felt ply roof with grey UPVC double glazed windows and doors and a brick-splash course for the walls with rendered brickwork in an off white/cream colour. Although slightly different the proposed materials are considered to tie in nicely to No 15 and the surrounding area where there is evidence of render and flat roofs. The

proposed design is considered to provide an attractive uplift to No 15 which should not create a significantly harmful appearance on the locality of the area. Therefore the development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 The development proposed to No 15 will retain an amenity space to the rear exceeding 25m in depth which is considered to be an acceptable size for the current and any future occupiers of No 15 Jubilee Road.
- 7.7 The proposed development is a wrap around design in order to create an en-suite, WC, utility and garden room on the ground floor. The neighbouring dwelling to the west No 15A has a similar extension to the rear and the works to No 15 are proposed to project approximately 1.8m past this rear elevation. On balance the works are considered to not lead to a significant adverse impact on No 15A as the development shall be set off the shared boundary and single storey in height. The 1.8m timber screening in place between the developments should ensure that the majority of the development is screened adequately and an assessment has been carried out to ensure the works should not impact light levels significantly enough for the development to be considered harmful. Therefore the development is considered to be acceptable.
- 7.8 No 15 and No 13 Jubilee Road have an existing gap between them of approximately 2.5m which shall be reduced to approximately 2m following the proposed development. A 1m gap between the development and boundary is considered to be acceptable with single storey development and should ensure that the outlook of No 13 is not significantly impacted as a result. The works are positioned along the southern part of No 15 meaning the windows proposed along the side elevation should be in line with the higher screening and outhouse positioned to the rear of No 13 meaning the windows should be adequately screened. However in order to ensure the development does not create a loss of privacy nor create over-looking the en-suite and WC window proposed shall be conditioned within the decision to be fitted with obscure glazing and fixed shut where below 1.7m in height.
- 7.9 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

- 7.10 The development shall increase No 15 Jubilee Road from being a three bedroom dwellinghouse to a four bedroom dwellinghouse and therefore in order to comply with the Borough's Parking SPD three parking spaces shall be required to be supplied onsite. Therefore plans have been amended that show the three spaces that shall be provided which is considered acceptable and to accord with the Parking 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00277 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the east side elevation facing No 13 and serving the en-suite and WC shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The car parking arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location and Block Plan: Drawing No 752-A3-001D
Proposed Floor Plan: Drawing No 752-A3-004C
Proposed South Elevation Plan: Drawing No 752-A3-015A
Rear Section Plan: Drawing No 752-A3-011A
Proposed Front Elevation Plan: Drawing No 752-A3-013A
East Side Section Plan: Drawing No 752-A3-010A
West Side Section Plan: Drawing No 752-A3-012A
Proposed West Elevation Plan: Drawing No 752-A3-016A
Proposed East Elevation Plan: Drawing No 752-A3-014A
Proposed First Floor Plan: Drawing No 752-A3-007A
Proposed Ground Floor Plan: Drawing No 752-A3-006A
Proposed Elevations Plan: Drawing No 752-A3-005B
Reason: - To ensure provision of a satisfactory development.