
Site Address:	28 Jubilee Road, Waterloo, PO7 7RD		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00002	Expiry Date:	28/02/2017
Applicant:	Mr & Mrs Cole		
Agent:	Mr A Dunks	Case Officer:	Harriet Pitney
	Andrew R Dunks Ltd		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, two storey dwelling located on the northern side of Jubilee Road. The property comprises elevations of cream render at ground floor level, pebble dash at first floor level and a concrete tiled pitched roof.

The rear garden is enclosed by a close boarded timber fence which is approximately 2 metres in height and is primarily laid to lawn with a dedicated patio area.

The area is residential in nature with a medium to high density of residential dwellings adjacent to the site and to all boundaries all of a varying size, scale and design.

2 Planning History

APP/16/01183 - Larger home extension., UNK,

3 Proposal

This application is a for a single storey extension to the rear of 28 Jubilee Road.

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

Not required for 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: 4

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

(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 The proposed single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Jubilee Road.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 When assessing the impact of the proposal on the residential amenity, it is important to note that both neighbouring properties on either side of 28 Jubilee Road currently extend a significant distance beyond the rear wall of the application site. No. 30 Jubilee Road extends approximately 11 metres beyond the application site and No. 26 extends approximately 9 metres.

7.6 The proposed extension has been designed to follow the profile of the existing building line. Whilst it is acknowledged that the proposed extension is relatively large in terms of its depth, when considered in context with the surrounding locality the proposed development would not extend beyond the existing neighbours property (No. 30) and only 1 metre beyond No.26. It is important to note that due to the staggered nature of the original dwelling, the part of the extension which would extend 1 metre beyond

No.26 is to the western boundary with a separation distance of approximately 4 metres away from the property. As such, it is unlikely that the proposal would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent or surrounding neighbouring properties.

- 7.7 The application site benefits from a large rear garden whereby the proposed extension would be located a significant distance away from the neighbouring residential properties to the rear. As such it is not considered that the development would have a detrimental impact on the neighbouring amenity of these properties.
- 7.8 Consequently, the proposal appears to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 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 is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00002 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 be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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:

Location plan- received 3rd January 2017
Block plan- received 3rd January 2017
Roof plan- received 3rd January 2017
Existing ground floor plan (4616/1-Rev A)- received 3rd January 2017
Proposed ground floor plan (4616/2 Rev C)- received 3rd January 2017
Existing elevations (4616/3- Rev A)- received 3rd January 2017
Proposed elevations (4616/4- Rev A)- received 3rd January 2017
Cross section (4616/5)- received 3rd January 2017

Reason: - To ensure provision of a satisfactory development.

