
Site Address: 98 Stakes Hill Road, Waterlooville, PO7 7LE
Proposal: Single storey rear extension infilling between an existing side and rear extension.
Application Type: Full Planning Permission
Application No: APP/24/00354 Expiry Date: 08/07/2024
Applicant: L Scott
Agent: Richard Williams Case Officer: Denise Sheath
 JLRW Architecture
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

98 Stakes Hill Road, Waterlooville, is a two storey semi detached property constructed with white render to the ground floor and first floor side elevations, black cladding to the front first floor elevation, red/brown face brick work to the rear first floor elevation. The property benefits from a single storey flat roof extensions to the southern side elevation and to the rear elevation. The rear garden is laid to lawn, the frontage of the property is block paved to allow for the parking of vehicles off road. The rear and side boundary treatments consists of 1.8m close boarded wooden fencing with a 1m brick wall to the front elevation fronting Stakes Hill Road.

2 Planning History

APP/10/00358 - Erect two storey side extension. WD - 25/08/2010
50/00950 - for the erection of 24 dwellings. 27/02/1950

3 Proposal

Single storey rear extension infilling between an existing side and rear extension.

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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 5

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 proposal is for a infill extension between the existing single storey side extension located to the southern side elevation and the existing single storey rear extension. The proposed extension would have a 3m depth with a 3m width with a flat roof at a maximum height of 3m, a roof lantern is proposed within the centre of the proposed extension. The materials to be used in the construction would include white render to match the elevations of the existing extensions. Although the proposal would be partially visible from the public realm of Beechwood Avenue, it is not considered that proposed extension would have a harmful impact upon the character of the streetscene.

7.4 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

7.5 The proposed extension would not be readily visible to the neighbouring property to the north (No. 96 Stakes Hill Road) due to its corner location. This neighbouring property would be screened from the proposed development by the existing single storey rear extension. It is therefore considered that the proposed extension would have a minimal and acceptable impact upon this neighboring property.

7.6 The proposed extension would have a distance of 16m to the western rear boundary and would be in excess of 23m to the side facing elevation of the neighbouring (No.2 Beechwood Avenue). It is therefore considered that the proposed extension would have a minimal and acceptable impact upon this neighboring property.

7.7 The proposed extension would have a distance of 1m to the southern side boundary and would have a distance of 15m to the side facing elevation of the neighbouring property to the south (No. 100 Stakes Hill Road). The application site and No.100 Stakes Hill Road are separated by the highway of Beechwood Avenue. It is therefore considered that the proposed extension would have a minimal and acceptable impact upon this neighbouring property.

- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00354 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 13 May 2024
Location Plan - Received 13 May 2024
Block Plan - Drawing No.24012100 - Received 13 May 2024
Existing and Proposed Elevations and Floor Plans - Drawing No.101 REV A - Received 28 May 2024

Reason: To ensure provision of a satisfactory development.

- 3 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.