
Site Address:	49 Privett Road, Waterlooville, PO7 5JW		
Proposal:	Two storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00688	Expiry Date:	10/10/2024
Applicant:	Mr Cutler		
Agent:	Mr Blay	Case Officer:	Josephine Lacey
	DWG Plans Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

49 Privett Road, Waterlooville is a semi-detached hipped roof dwelling with accommodation in the roof space at two-storey height but with eaves at first floor level. There is a single side garage to the south with a first floor extension above. To the side and rear is a large single storey extension in an L shape within the rear garden. There is tile hanging to the front elevation as well as the south side elevation above the side access front door. To the front is a hardstanding driveway and the front elevation is red brick. The surrounding dwellings are of similar design and scale on this side of Privett Road, however there are bungalows opposite which are of different design and scale, so there is some variation in the street scene.

2 Planning History

None recent or relevant. There have been rear and side additions to the property that do not have planning history, but do not form part of this application and will be dealt with separately.

3 Proposal

Two storey 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**

Councillor Antonia Harrison

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Paul Tansom

No comments received.

Countryside Access Team

General information, no comments specific to application.

Thank you for consulting Hampshire Countryside Service (HCS) as Highways Authority regarding Public Rights of Way (PROW) and Commons Registration Authority. We also manage Country Parks and Countryside Sites throughout Hampshire. Please accept this as our response to the above application, taking into account the material considerations relating to PROW, Commons and impacts to Hampshire County Council (HCC) Country Parks and Countryside Sites.

There are specific legislative requirements for the Highways Authority, Planning Authority, Developers and Landowners with respect to the PROW network. Where no changes are proposed to Public Rights of Way, the Planning Authority shall be aware of the following, and we request that the applicant is made aware of the following requirements through informatives where appropriate.

Officer comment: *The relevant informative has been added to the decision notice.*

Open Space Society

No comments received.

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (iv) Biodiversity Net Gain (BNG)
- (v) Impact on the public footpath

(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 two storey rear extension. The ground floor element would have a mono-pitched roof and would join the existing side/ rear extension. There would be patio doors to the rear elevation. The two storey element would have a flat roof. There would be two windows within the rear elevation and a side window within the southeast side elevation.

7.4 The height would be 5.5m. It would extend from the rear elevation by 4.2m at a width of 5m to the single storey and 4.3m to the second storey. The materials would be to match existing.

7.5 In principle, the use of a flat roof for the first floor element is considered contrary to the advice in the Havant Design Guide SPD, which advises that "*Flat-roofed extensions are not normally acceptable, particularly at two storey height.*" In this case, however, both the host dwelling and the neighbour at No.51 feature two storey flat roofed extensions to their side elevations, which are prominent in the Privett Road street scene. Whilst a perpetuation of this design approach is regrettable, given that the proposed addition lies to the rear of the property and thus will not be visible in public views, other than fleetingly from the footpath running to the rear of the property, and given that the use of a flat roof at first floor level is an established part of the elevational treatment of both the host dwelling and its immediate neighbour, it is not considered in these specific circumstances that a refusal of permission could be substantiated.

7.6 On balance therefore, the design and appearance of the proposal is deemed appropriate in context to the main building and its specific existing elevational treatment, 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 To the southeast is no. 47 Privett Road. This dwelling is immediately adjacent no. 49 because the garages and side extensions are adjoined. Between the proposal and this neighbouring dwelling is the side extension, which has no planning history. Due to this space between the proposal and neighbouring dwelling, which is around 2.5m, as well as the movement of the sun in relation to the site, the proposal is unlikely to cause a loss of light to this neighbouring dwelling or be overbearing. The side window that faces this dwelling is existing, so there would be no additional loss of privacy. The impact on outlook from the nearest window would be limited and acceptable. Considering the above, any impact on this dwelling resulting from the proposal would be limited and acceptable.
- 7.8 To the northwest is no. 51 Privett Road. This dwelling is attached to No.49. There would be approximately 1.2m between the proposed extension and this neighbouring dwelling. The Planning Agent for the scheme submitted a site plan demonstrating that the 45 degree angle of overshadowing will not unacceptably impact light to this neighbouring dwelling. Due to the separation distance, the proposal would not cause a detrimental loss of outlook. There would be no additional first floor windows facing this dwelling. Furthermore, the proposal is not considered to be overbearing on this neighbouring dwelling. Considering the above, any impact on this dwelling resulting from the proposal would be limited and acceptable.
- 7.9 To the rear is no. 7 The Guelders. This dwelling would be approximately 23m from the proposal. Considering this distance, it is unlikely that there would be any detrimental impact on light, privacy or outlook to this neighbouring dwelling and it would not be overbearing. Any impact on this dwelling would therefore be limited and acceptable.

(iv) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Impact on the public footpath

- 7.11 The proposal is not considered to have a detrimental impact on the public footpath to the rear.
- 7.12 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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00688 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:

Uploaded 15 Aug 2024	BLOCK SITE PLAN
Uploaded 15 Aug 2024	EXISTING AND
PROPOSED PLANS	
Uploaded 15 Aug 2024	LOCATION PLAN
Uploaded 15 Aug 2024	PROPOSED PLANS AND
DWG PLANS 03460 A	
ELEVATIONS	
Uploaded 24 Oct 2024	SITE PLAN SHOWING 45
DEGREE LINE	

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.