
Site Address:	29 Privett Road, Waterlooville, PO7 5HJ		
Proposal:	Extension to the rear of property.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00261	Expiry Date:	04/06/2024
Applicant:	Dean Pfeffer		
Agent:	Yvonne Mazurczak	Case Officer:	Robert Riley
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a semi detached bungalow located to the north of Privett Road. The property comprises of rendered walls mainly in white but with coloured bands and with 'slate' concrete roof tiles. Vehicular access is from Privett Road with parking to the front and side. The application site is within a residential area comprising of different size, style and designs in evidence.

2 Planning History

APP/19/01188 - Single storey rear extension., PERM,28/01/2020

APP/20/00306 - Application for non material change to planning permission
APP/19/01188 relating to reduction in size of extension and inclusion of bi-fold/french doors to proposed rear elevation, PERM,07/05/2020

3 Proposal

- 3.1 There is one proposal to the application site:
- Extension to the rear of property with a proposed approximate maximum height of 2.9 metres a proposed maximum width of approximately 6.5 metres and a proposed depth of approximately 4 metres.

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 Husky Patel
No comments received

Councillor Ms C Diamond - Purbrook Ward
No comments received

Councillor Ryan Brent
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: 8

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

Character

- 7.3 The rear extension work would only be readily visible at certain vantage points on the street with limited views being afforded to the set back addition to the dwelling.
- 7.4 Whilst the extension would make the dwelling reasonably deep with the proposed flat roof section extension adjoining the existing pitched roof rear extension, it would be single storey nature, with a modest height and flat roof design would result in a generally subservient addition meeting the requirements of policy CS16. It is considered that due to the extension works only being readily visible when viewed at certain vantage points, and that furthermore, nearby properties Nos 23 and 31 Privett Road feature rear extensions and extended depths, that the proposal would have an acceptable impact regarding the character of the dwelling and the impact on the character and visual amenities of the area.

Materials

- 7.5 The materials proposed to be used would generally match the materials on the dwellinghouse, which are considered 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 Due to the nature of the works, it is considered important to assess the impacts upon Nos 27 and 31 Privett Road. Due to the nature of the works, properties to the front are considered to be acceptably impacted, furthermore, due to sufficient separation distances to the rear, it is considered that properties to the rear would be acceptably impacted.

No.27 Privett Road

- 7.8 To the western side of the application site is No.27 Privett Road. The proposed rear extension would feature a new side window facing No.27's garden, however this is proposed to be high level and would face hedging, and would not allow any significant increase of overlooking of No.27's garden. Due to a proposed separation distance to the boundary of between approximately 3.6 metres and 4.3 metres and the proposed modest height of approximately 2.9 metres it is considered that the proposal would have an acceptable impact regarding overshadowing and a sense of overbearing upon this property.

No.31 Privett Road

- 7.9 To the eastern side of the application site is No.31 Privett Road. This proposal would not increase overlooking from the side elevation and changes to the rear elevation regarding fenestration would face out to the back garden of No.29 and would face the common boundary wall at certain oblique views and it is therefore considered that there would be no additional overlooking from this proposal to No.31.

- 7.10 To the rear elevation of No.31 is a wardrobe room, which on a site visit was noted to have its fenestration blocked off, this window would already receive significant overshadowing by both the existing dwellings of No.29 and No.31 and officers do not consider that the proposal would materially change the levels of overshadowing of this window .
- 7.11 At the centre of the rear of the No.31 dwelling is a kitchen and breakfast room, the primary fenestration for the kitchen and breakfast room is served by bifold doors to its rear. With regards to this, a 45 degree angle test was undertaken by the officer regarding the impacts upon these bifold doors was carried out. It is noted that the extension would extend very marginally beyond the 45 degree line, however, due to the layout and depth of the rear extension to No.31, the principle impact on this window is from the existing extension to No.31 itself. With regards to the proposed extensions modest flat roof design and height the impacts upon No.31 Privett Roads kitchen and breakfast room are on balance considered acceptable.
- 7.12 Consequently, it is considered that the proposal on balance would 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/24/00261 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:

Drawing Number: 0010 P02: AMENDED EXISTING AND PROPOSED FLOOR PLAN WITH ROOMS

Drawing Number: 0001 P01: SITE LOCATION PLAN

Drawing Number: 0002 REV P01: PROPOSED BLOCK PLAN

Drawing Number: 0011 P01: EXISTING AND PROPOSED ROOF PLANS

Drawing Number: 0020 P01: EXISTING AND PROPOSED ELEVATIONS

Drawing Number: 0030 P01: EXISTING & PROPOSED SECTIONS
FLOOD RISK ASSESSMENT

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.