

Site Address: 22 Wallis Road, Waterloo, PO7 7RX

Proposal: Single storey rear extension. Alterations to the existing front boundary wall to include the erection of brick piers with wooden panel fencing on top of the existing wall and between the proposed brick piers at a height of 1.5m. alterations to include the installation of a electric gate to the front boundary (at a height of 1.5m).

Application Type: Full Planning Permission

Application No: APP/24/00643

Expiry Date: 13/11/2024

Applicant: Mr R Hewitt

Agent: Mr S Jayne

Case Officer: Denise Sheath

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

22 Wallis Road, Waterloo, is a two storey semi detached property constructed with red brick with pebble dash render to the first floor elevations. An attached garage is located to the north western rear/side elevation. The property has a large rear garden with an approximate 42m depth from the existing rear elevation of the property. The rear garden area is laid to lawn with a summer house located adjacent the rear boundary. The rear and rear sides boundary treatment consists of 2m close boarded wooden fencing. The front of the property has a laid to lawn area directly to the front of the property with a hardsurfaced area leading from the access up to the garage. The front boundary treatment consists of an approximate 1m brick wall with a slightly higher brick wall to the front south western boundary with a 2.5m hedge along the front south eastern boundary.

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National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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

Arboriculturalist, Tree Team

I raise no objection on Arb grounds to this proposed development.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 = 1 Objection and 1 Support Representation

Comment	Officer Comment
[redacted] comments are as follows 1) The proposal is too large [redacted] - It projects (approx) 5 meters [redacted] - The gable height of the pitched roof will result in the shadowing [redacted] - The height of the side wall will exceed the party fence with a black wall and loss of amenity 2) The large roof of the extension is very close [redacted] - There will be a loss of privacy from the roof windows [redacted] - There is likelihood of nighttime light pollution from the roof windows [redacted] - There is the likelihood of noise pollution from open roof windows [redacted] - If the roof windows are approved we ask that they are non opening and have obscured glass 3) The materials used for the extension and their colours are out of keeping with the local architectural style - Care had been taken on previous	1. See Section 7 of the report. 2. See Section 7 of the report. Any excessive noise concerns should be raised with Environmental Health. 3. See Section 7 of the report.

development to match existing brick and tile types and colours - A large black wall [redacted] will be dominating and out of keeping with all existing brickwork. If this wall is approved could it be specified as brickwork rather than 'Marley Weatherboard-Black'. - Black tiling to the roof will be out of keeping with the terracotta/ red tiling of all the existing roofs around it. 4) There are existing surface drainage problems at times of heavy rainfall. - Because of lie of the land heavy surface water runs from garden of [redacted] and, where the existing path is, into [redacted] where in runs [redacted] and then between the garages of [redacted] down the drive onto the road. - This was made worse following the previous development [redacted] - the small soak away provided quickly fills and overflows. - Does this development take this into account to ensure that surface water drainage is adequate	4. Surface drainage and Soakaways would be dealt with under Building Regulations.
I fully support this extension, [redacted] There had previously been an extension with no problems, they will still be left with more than enough adequate garden. [redacted] so why not allow them to extend and make the most of their home. People who are saying its not within keeping, this is the most oldest complaint and I don't think it stands for anything anymore, it's in the owner of the homes garden they are entitled to have the extension how they wish. I am sure in the deeds of the house it does not state you must keep the house a certain way, everyone has their own taste so I don't agree with this being used as an objection. I wish you all the luck for this to get passed because I understand the reasons for you doing so. Good luck	Noted.

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)

(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 first element of the proposal relates to a single storey rear extension. The proposed extension would be set in 0.3m from the north eastern rear boundary, with a depth of 7.2m from the rear north east elevation, a width of 6.94m attaching to and flush with the rear elevation if the existing rear side extension along the north western boundary. The roof of the proposed extension would be pitched in design with an eaves height of approximately 2.5m and a maximum height of approximately 3.8m. 2No. Velux windows are proposed within each side elevation of the roof slopes at a height of approximately 2.8m from the ground floor level. Concerns were raised with regard to the black weather board cladding to the elevations of the extension. The colour of the cladding has been amended to Slate Grey in colour which has been assessed and considered acceptable. Due to the location of the proposed extension to the rear of the property it would not be readily visible from the public realm and is therefore not considered to have a harmful impact upon the character of the streetscene.

7.4 The second element of the proposal is to replace the existing front boundary brick wall with a 1m high brick wall, with brick piers at a height of 1.5m, above the brick wall and between the pillars timber slated panels are proposed. A new electric gate will be situated to the south west access. The proposed front boundary treatment is not considered to have a harmful impact upon the visual character of the streetscene of Wallis Road which has a variety of front boundary treatments of varying styles, heights and designs.

7.5 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

7.6 The proposed replacement boundary treatment to the front boundary is not considered to have a harmful impact upon the surrounding neighbouring properties with any impact considered minimal and acceptable.

7.7 A wooded area known as Park Wood is located adjacent the rear boundary. The proposed rear extension would be in excess of 35m from the rear boundary and is not considered to have a harmful impact upon this wooded area.

- 7.8 The proposed extension would be attached to the existing rear extension located along the north western boundary and would be flush with the rear elevation of the existing extension. The roof height of the proposed extension would be 1m lower than that of the existing extension. It is therefore considered that the proposal would not have a harmful impact upon the neighbouring property to the north west (No.24 Wallis Road), in terms of loss of light, outlook or privacy nor would the proposed extension appear overbearing.
- 7.9 The proposed rear extension would have a distance of 0.3m from the shared boundary with the neighbouring property to the north east (No.20 Wallis Road). The proposed extension would protrude approximately a further 3.3m than the neighbouring extension located adjacent the shared boundary. The Velux windows within the facing roof slope would be located approximately 2.8m from the ground floor level, as the windows would be placed at this height, they are not considered to cause any loss of privacy in the form of overlooking. The proposed extension would create a slight loss of light and overshadowing to the French doors located within the north western elevation of the neighbouring extension. It is noted that an additional set of French doors are located to the north eastern section of the neighbouring extension serving the same room. It is therefore considered that although there may be some impact to the north western French doors, as they are not the only light source to the existing extension serving the same room the impact would be considered acceptable and would not justify a refusal of the application. The extension would also have a limited impact on light to the external patio area to No. 20, however given the single storey nature of the development and the shallow pitched roof sloping away from the common boundary this would be insufficient to warrant a refusal of planning permission. On balance it is considered the impact upon this neighbouring property would be limited and acceptable.
- 7.10 Concerns have been raised with regard to night time light pollution from the roof lights within the roof slope of the extension. Due to the low pitch nature of the roof, the proposed roof lights are not considered to cause such a significant and unacceptable form of light pollution that would warrant a refusal of the application.
- 7.11 Consequently, it is considered that the proposal 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).

(iv) Biodiversity Net Gain (BNG)

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

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/24/00643 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:

Existing & Proposed Plans and Elevations Location & Block Plan - Received
12 November 2024

Amended Cladding Colour Confirmation - Received 05 November 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.