
Site Address:	152 Hambledon Road, Waterlooville, PO7 6XA		
Proposal:	Single storey side and rear extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00711	Expiry Date:	13/10/2022
Applicant:	Mr & Mrs Spencer		
Agent:	Mr Reading	Case Officer:	Selina Donophy
	JB Architecture Design Ltd.		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi detached dwellinghouse located on the east side of Hambledon Road, Waterlooville. This property has a tiled, hipped roof with white render to the elevations. To the side is an attached, flat roof garage and there is a conservatory to the rear. This property forms one of a row of similarly designed properties.

2 Planning History

None relevant

3 Proposal

Two storey side & single 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 Gwen Robinson

No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

No comment received

Engineering/Drainage

No comment received

Environment Agency

No comment 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: 7

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

- 7.3 This proposal comprises a single storey side and rear extension. This proposal has been amended following its initial submission as concerns were raised by the case officer in regards to the previously proposed two storey extension and the potential for a terracing effect between the properties which may have set a precedent subsequently causing harm to the pattern of development. This element of the proposal has since been removed and the extension would remain at single storey height - in addition the rear extension has been reduced in depth. The current proposal therefore comprises of single storey side and rear extensions.
- 7.4 The proposals comprise of a side extension which would have a monopitched roof towards the front which would form a flat roof which would wrap around the property, echoing the appearance of No.150 to the south east. The side extension would have a width of approximately 2.5 metres , a height of 3 metres and a depth of 12 metres. The rear extension would project beyond the rear wall by approximately 5.5 metres and would have a height matching the side extension. The extensions would create a new entrance lobby, bathroom , home office and guest bedroom with an open plan kitchen/diner to the rear served by bi-fold doors to the rear elevation. Proposed materials include clay tiles to the front porch roof which would be supported by posts and white render is proposed to the elevations.
- 7.5 The extensions to the rear are deemed to be fairly generous in scale however these would remain largely out of sight from the public realm located toward the rear of the property. It is also noted that there are other extensions of similar proportion and design in the immediate area. Given this, the design and appearance of the proposal is deemed appropriate in context to the main building and its surroundings 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) Impact upon residential amenity

- 7.6 To the north west of the application site is no 154 Hambledon Road which is the attached property - the proposed extension would come level with the side boundary and would have a depth level with 45 degrees taken from the mid point of the extension doors at no 154. The extension only just meets the 45 degrees and given the orientation of the properties it is considered that any overshadowing impact in the morning from the east would not be of such a substantial nature to justify a refusal on this basis.
- 7.7 To the south east of the application site is no 150 Hambledon Road. The extension would be consistent with the depth and scale of the existing extension at no 150 which was granted approval in 2018. No overshadowing impact on no 150 is anticipated.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overshadowing or overlooking 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.

Parking

- 7.9 There would be space retained on the driveway which you could fit three parking spaces on which would meet the Havant parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00711 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:

PL.594.2201B	SITE AND LOCATION PLANS
PL.594.22.03D	PROPOSED FLOOR PLANS
PL.594.22.04A	PROPOSED ELEVATIONS

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.