
Site Address: 1 Purbrook Way, Purbrook, Waterlooville, PO7 8BE
Proposal: Proposed single storey rear extension; proposed solar photovoltaic panels to front roof slope; elevational changes to existing property; and full internal renovation.
Application Type: Full Planning Permission
Application No: APP/22/00543 Expiry Date: 21/07/2022
Applicant: Mr & Mrs Boys
Agent: Mr Reading Case Officer: Selina Donophy
JB Architecture Design Ltd.
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the north side of Purbrook Way, Purbrook, Waterlooville. This property has a pitched roof , with flat roof, centrally sited dormers to the front and rear roof slopes. To the side/ rear of the site is a detached garage with garden surrounding the application property. The dwelling is set back from the road , separated by 1.8 metre high fencing . The land inclines slightly to the north.

2 Planning History

APP/19/01093 - Replace existing dying Leylandii hedge with a close board wooden fence 1.82m high and follow the existing boundary line for the same length, 23.3m. , PERM,24/02/2020

3 Proposal

Proposed single storey rear extension; proposed solar photovoltaic panels to front roof slope; elevational changes to existing property; and full internal renovation.

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

CS14 (Efficient Use of Resources)
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 Diana Patrick

No comment

Councillor Elizabeth (formerly Dianne) Lloyd

No comment

Councillor S Milne

No comment

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make.

This is due to the developments small nature and location within SPZ1c of the groundwater catchment

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

Comment	Officer Comment
None 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) Parking

(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.

7.3 The Climate Change Act 2008 (2050 Target Amendment) Order 2019 is the first legally binding target by a major economy and commits the UK to decreasing its greenhouse gas (GHG) emissions to “Net Zero” by 2050. Moreover, the Havant Borough Design Guide SPD and Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 set out the Council's support in promoting domestic microgeneration technologies (where appropriate) to help reduce Havant Borough's GHG emissions. The SPD also identifies the utilisation of building facades and roofs for collecting solar energy for conversion into electricity and/or to heat water for a building's occupants.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a single storey rear extension following the demolition of the existing conservatory alongside internal renovations, alterations to the porch roof, changes to the door and window layout, including the addition of windows and solar panels to the south (front facing) roof slope.

7.5 The proposed single storey rear extension would not be much dissimilar in dimension to the existing conservatory. It would have a monopitched roof which would rise above the eaves line with a depth of approximately 2.5 metres and a width of 7.5 metres. This would form a garden room with a window to the side and door to the rear. It would also form a study with a window to the rear and a door to the side. The ground and first floors would both be reconfigured and there would be changes to door and window layouts which include :

- To the west elevation the ground floor high level window would be blocked up and a new window set added to serve the lounge. The window at first floor level would be changed.
- To the east elevation two new windows would be added at ground floor level serving the office and the utility room.
- To the north elevation a new rooflight would be added serving the bedroom 3 ensuite bathroom and a door would replace the window on the ground floor
- To the south elevation a rooflight would be added serving the bedroom 2 ensuite bathroom and the front door style would be change.

- 7.5 The porch would be rebuilt with a new pitched roof with roof tiles to match the existing roof. Solar panels would be added to the south facing roof slope which would cover the majority of the roof slope. The bedroom number would increase from 3 to 4 at first floor level.
- 7.6 The proposed alterations and additions to the doors and window fittings alongside the internal reconfigurations are considered minor with little impact to the appearance of the dwelling. The proposed rear extension would be small in scale and would be formed from materials to match existing (brickwork and roof tile). It would not result in an unacceptable increase in footprint and is deemed to be subservient in appearance. The proposed solar panels would take up much of the roof slope surrounding the front dormer however are deemed to be acceptable within the roof slope, noting the advantages of solar energy on the environment and relevant Government and Havant Policies.
- 7.7 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

- 7.8 To the east of the application site is no 3 Purbrook Way which is also a pitched roof chalet bungalow. Whilst new windows would be added at ground floor level these would have views across the front garden of no 3 towards the road and are not deemed to result in harmful overlooking. The extension would be set far off the boundary and would not impact no 3.
- 7.9 To the rear (north) is the rear garden of no 18 Khandala Gardens and a garage which appears to belong to no 14 Khandala Gardens. The changes to the rear would not result in harmful overlooking to these properties. There are already windows in the conservatory at the rear as well as the dormer window at the back so no new views would be created.
- 7.10 To the side (west) is no 12 Khandala Gardens, the bay style window would be sited at ground floor level and would be screened by the west side boundary treatment.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to 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.

(iv) Parking

- 7.12 The internal renovations have resulted in one additional bedroom. There is parking space on site for over 3 vehicles and the parking allocations have been met.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00543 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.582.22.01 Location plan and block plan
PL.582.22.04A Proposed floor plans
PL.582.22.05A Proposed elevations

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.