
Site Address: 105 Stakes Road, Waterlooville, PO7 5NR
Proposal: Single storey rear extension; Infill and creation of window door in side walls; Render to rear and garage side ground floor; Rear patio.
Application Type: Full Planning Permission
Application No: APP/22/00373 Expiry Date: 06/07/2022
Applicant: Mrs Rees
Agent: Mr Clarke Case Officer: Joseph Toole
 PDK Architecture and
 Surveying
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

105 Stakes Road, Waterlooville, is a two storey detached property located to the north side of Stakes Road. The property comprises of brickwork, render and red roof tiles. Vehicular access is from Stakes Road with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

APP/10/00942 - Fell 1No. Oak tree. Crown lift to 6m and crown reduce by 3m 4No. Oak trees and 2No. Beech trees. Crown lift to 6m and crown reduce by 3m and reduce lower branches to South East by 50% 1No. Oak tree. All subject to TPO 1389. , PERM,07/02/2011

APP/21/00476 - Prior notification for single storey development extending 7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres., GPDC,08/06/2021

3 Proposal

The proposal would involve the erection of a single storey rear extension with render to the rear and on the garage.

This relates to application reference APP/21/00476 for a prior approval single storey rear extension. Permission was granted however it was noted during construction the height of the extension was higher than the 3 metres stated in the description of development. As a result planning permission has been applied for.

The rear extension has a width of approximately 7.6 metres, a depth of approximately 7.2 metres and a flat roof with a rooflight having a maximum height of approximately 3.7 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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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 Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Councillor S Milne

No Comment.

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: 10

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

7.3 The extension has white render to match the existing property. This is also applied to the garage side. The extension also has a felt roof. These materials are considered appropriate to the main dwellinghouse and character of the area.

7.4 The extension is located to the rear of the property and albeit large is not considered to have an adverse impact upon the character of the area.

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 On the east side facing No.107 Stakes Road there are no side windows within the extension. The extension has the same depth as the original extension on this side and due to the existing screening it is not considered to cause a harmful impact upon the neighbouring occupiers at No.107.

7.7 On the west side facing No.103 Stakes Road there are no side windows within the extension. The extension does come closer to the shared boundary with No.103 however due to the separation distance and existing screening it is not considered to have an adverse impact upon the neighbouring occupiers.

7.8 To the rear there are a set of bi-folding doors facing out onto the rear garden. Due to the existing screening along all boundaries it is not considered to cause harmful overlooking to any neighbouring properties.

7.9 It is worth noting these works could have been carried out under a prior approval application if the correct dimensions were given and subject to a public consultation.

7.10 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.

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 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/22/00373

- 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:

Location Plan and Block Plan - 0409-007

Proposed Plans - 0409-003B

Proposed Elevations - 0409-004D

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.