
Site Address:	110 Sunnymead Drive, Waterloooville, PO7 6BX		
Proposal:	Single storey rear extension with pitched roof; cladding to new elevations; render to existing elevations.		
Application No:	APP/21/01396	Expiry Date:	04/04/2022
Applicant:	Mr Falconer		
Agent:	Mr Walker	Case Officer:	Tina Pickup
	Parkers Design		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached 2 bedroomed bungalow located on the south side of Sunnymead Drive. It is constructed of red brick with a dark concrete tiled fully hipped roof. The site has a side drive to its west, adjacent No 108, and there is a large prefab style garage located in the south western corner of the site, with a large area of hard standing in front. The bungalow currently has an old conservatory style extension across the full width of the rear, of which half is 2m deep and half is 5.5m deep.
- 1.2 The area is characterised by a mix of detached and semi-detached bungalows, all of similar original style, some with dormer additions, set in modest plots, with side garages/drives providing on site parking and separation between dwellings. Number 108 to the west is constructed of buff brick and has an extension across 3/4 of its rear with resultant side window facing the application site, but some 4m from the shared side boundary which has a dividing 1.8m close boarded fence.
- 1.3 To the east, number 112 is a semi detached bungalow with dormer additions, a flat roofed rear extension and side drive and garage on the shared side boundary. The area is generally flat and outside any flood zone.

2 Planning History

94/55228/002 - Renewal of planning permission 93/55228/1 to allow permanent retention of existing radio mast and aerial pole at rear of bungalow, PERM,
93/55228/001 - Retention of existing radio mast and aerial pole at rear of bungalow., PERM,26/07/1993
90/55228/000 - Erection of single storey front extension and alterations to roof, PERM,

3 Proposal

Single storey rear extension with pitched roof; cladding to new elevations; render to existing elevations.

- 3.1 The proposal would involve the demolition of the existing rear conservatory (max depth of 5.5m) and its replacement with a full width pitched roof with gable end extension, having a depth of 5.63m, plus 0.4m roof overhang with balustrade sides. It is proposed to clad the 3 elevations of the extension in black vertical cladding and render the original front and side elevations in white. Window frames would be grey.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Formal application required for any new connection to the public foul and surface water sewer; surface water discharge should meet part H3 of the Building Regs hierarchy and SW encourage Reuse for new developments.

If any sewer found during construction works, then an investigation will be required

Engineering/Drainage

None received

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application and have no subsequent adverse comments to make in regard to this development from a groundwater quality protection perspective. 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: 8

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.

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

7.3 From the street scene the only proposed change relates to the materials with the rendering of the front and side elevations, use of grey windows and the proposed re-tiling of the roof with grey roof tiles. The use of white render to the front and existing side elevations is acknowledged as a traditional material and colour. Most other dwellings in the area remain predominantly brick, but some do have render feature panels. Whilst the proposed extent of rendering is greater than others in the vicinity, nevertheless it is considered in keeping with the traditional colour and material palette of the area.

7.4 However the roofs in the vicinity all remain red/brown muted colours and the re-roofing to grey could have a visual impact. The agent has advised the roof needs repair and re-tiling and has accepted a pre-commencement condition to agree a precise colour and profile of tile that would be appropriate to the wider streetscene.

7.5 The proposed rear extension would follow the existing ridge and eaves line but with the use of a gable end results in a much longer ridge line and roof profile. Only oblique side views of this elongated roof line and use of black side cladding to the rear section, would be visible from the street scene. The use of the modern materials and dark cladding at the rear would be within the private rear space and not affect the overall character of the dwelling when viewed from the public highway.

7.6 The fundamental silhouette of the hipped roofed low profile bungalow would remain unaltered. Overall, the scale of the extension, with matching eaves and ridge line, is deemed appropriate in context to the main building and character of the area, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). Provided the colour of the roof is agreed and is in keeping with the visual context of the area, then 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 The footprint change would be minimal - the extension, including roof overhang and balustrade sides, would only be 0.5m deeper than the existing conservatory at its

deepest, although the proposed extension would be full width. Therefore the greatest impact is within the south east corner where the footprint increase in combination with added roof profile and bulk would be greatest. However the footprint infill would sit alongside the garage of number 112 and as such be buffered from having any adverse impacts. The additional roof height and length compared to the existing conservatory, would create some additional overshadowing, but generally to the side drive of number 112 rather than any habitable windows.

- 7.8 The use of the modern black cladding at the rear may be partially visible to neighbours above the boundary treatments, but being single storey only would not be overly visually oppressive. The proposal also includes a large glazed gable end above bi-fold doors, with a roof light in each of the side roof slopes serving the new space below. The extent of this glazed area may give the impression of being overlooked from the properties to the rear in Haslar Crescent, but in fact the entire development remains single storey only. The apex glazing and roof lightss would serve the ground floor only and be above eye height - as such there would be no actual overlooking and the glazing is purely a design feature providing light to the room below.
- 7.9 Overall it is considered that the proposal will not appear overbearing or lead to overlooking or result in material additional overshadowing, and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties 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

- 7.9 The proposed extensions would increase the size of the bungalow from 2 to 3 bedrooms, which would not require any additional on site parking to meet the adopted Parking SPD. Two spaces can readily be provided on the existing side drive which is unaffected by the proposal.

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/21/01396

(A) 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:

Location and Block Plan Drawing Number P2

Existing and Proposed Ground Floor Plans Drawing Number P1

Existing and Proposed Front & Rear Elevations Drawing Number P3

Existing and Proposed Side Elevations Drawing Number P4

Existing and Proposed 3D views - Drawing Numbers P5, P6, P7 & P8

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the description of roof materials in the application, the roof shall not be re-tiled until samples and / or a full specification of the proposed roof tile, including type, colour and texture, has been submitted to and approved in writing by the Local Planning Authority. Only the roof tile so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is in keeping with the street scene, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The windows and doors, render and cladding 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.