DELEGATED OFFICER REPORT

Site Address:	100 Jubilee Road, Waterlooville, PO7 7RE		
Proposal:	Single storey side extension and new vehicle crossover.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00748	Expiry Date:	27/11/2024
Applicant:	Mr P Ashman		
Agent:		Case Officer:	Robert Riley
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

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1 Site Description

1.1 The Application site comprises of a sem- detached dwellinghouse located in Waterlooville. The application site features a rear garden. The application site provides parking to the side and front of the dwelling on a paved front driveway. The property's materials feature brickwork and pebbledash for the external walls, and feature a hipped roof with concrete tiles.

1.2 The application site is in an area that would be considered both urban and residential with the character of the road featuring some variety in materials and designs in evidence

2 Planning History

09/73639/000 - Erection of 1No. 2 bed bungalow and detached garage., REF,01/03/2010
APP/11/00151 - Construction of 1No. 2 bed bungalow and single detached garage., REF,11/04/2011

3 Proposal

3.1 Single storey side extension and new vehicle crossover. Removal of existing 1No garage. New patio area confirmed in email to be at 30cm or below, which would fall under permitted development rights and a 1.8 metre fence to the side of the property.

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)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comments received

Councillor Peter Wade
No comments received

Councillor Ryan Brent
No comments received

Hampshire Highways
The applicant proposes a new crossover, which is an extension of the existing crossover across the site frontage. The applicant has not shown on plan the dimensions of the existing crossover or the dimensions of the proposed extension to the crossover. The applicant is required to submit a plan presenting the dimensions of the existing and proposed crossover.

Having regard to the above, there is insufficient information for the Highway Authority to provide comments on this planning application. Further comments will be provided upon receipt of the above requested information.

Communication between the officer and applicant was undertaken, and a dropped kerb plan was received. In light of this Hampshire Highwayswas reconsulted whereby they stated:

A revised Block Plan referenced JR/BP/100/1has been provided which shows the existing dropped kerb to be 2.710 metres in width although it immediately connects to the dropped kerb serving property 102, with the proposed dropped kerb extension to be a further 7.810 metres which together provides a dropped kerb across the full frontage of the property to facilitate parking for four vehicles.

The length of the proposed full frontage dropped kerb is too long to be undertaken under a dropped kerb licence, which together with the footway containing an existing drainage gulley would require works to be incorporated within the changes to the footway levels in forming the proposed dropped kerb. Subject to the Planning Authority being minded to grant planning permission the proposed access works would require the completion of a minor works 278 Agreement to approve and implement the proposed works.

INFORMATIVE

Whilst there may be no objection in principle to the proposed dropped kerb extension, the developer should be made aware that a subsequent S278 approval will be required prior to implementation, and this will require 2 additional information such as formal engineering drawings to be submitted. This may result in updates being required which could affect the approved layout, and as such early engagement with the S278 team would be advised. Details of the S278 process can be found via the following link: https://www.hants.gov.uk/transport/developers/constructionstandards
Having regard to the above comments and provided Informative the Highway Authority would recommend –

No objection subject to following condition:
HARD SURFACE MATERIALS PROVISION

The proposed hard surface/s within the driveway shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.
Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

Officer comment: The proposed addition of dropped kerb has been amended to be an increase of 5 metres (instead of 7.81 metres in superseded plans), in light of a lack of objection from Hampshire Highways to this proposed dropped kerb, officers consider this acceptable.

Further officer comment: Correspondence between the officer and the highway officer was undertaken regarding the need for the recommended condition, in light of this the highways officer has further commented:

Not great having loose gravel as overspills to footway but this is an existing situation.

On that basis I can confirm that the suggested condition could be excluded.

HBIC
Within 50m: Priority Habitat: Lower Mixed Deciduous Woodland

Officer comment: The works would be of a relatively modest scale and at ground floor level, in light of this, unacceptable impacts are considered unlikely.

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: 5

Number of site notices: 1.

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
(iv) Biodiversity Net Gain (BNG)
(v) Highways
(vi) Ecology

(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 proposal consists of a single storey side extension to the northwestern side of the main dwelling. It would be approximately 6m in width and approximately 11 metres in depth. The height of the flat roof section of the side extension would be approximately 2.7m**.** The pitched roof section would feature an approximate eaves height of 2.5 metres and an approximate ridge height of 3.2 metres. There would be one window on the front elevation, one obscure glazed window serving an ensuite and one clear window serving a kitchen in the northwestern elevation, and one set of doors to the rear. The materials would be brickwork to match the existing dwelling, with grey concrete tiles and a grey felt for the roof materials and uPVC windows and doors which are considered acceptable**.** The proposal is considered acceptable in context to the main dwelling and character of the area, as it features a hipped roof in keeping with the main house, and is of a limited scale upon the dwelling, and is not considered to be unduly prominent upon the streetscene. Moreover it is noted nearby No.96 Jubilee Road, features a 2 storey side extension.

7.4 The works also propose a new vehicle crossover, the removal of existing 1No garage, a new patio area and a 1.8 metre fence to the side of the property which are considered acceptable regarding their impacts on the dwelling and visual amenities

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 To the northwestern side of the application site is No.102 Jubilee Road. Due to proximity, the main impact to assess would be in regard to these this properties. Due to the nature, scale and location of the works, No.98 Jubilee Road and properties to the front and rear are considered to be acceptably impacted by the works. The proposed new vehicle crossover, removal of existing 1No garage, new patio area (at 30cm or below) and a 1.8 metre fence to the side of the property are all able to be done under permitted development rights, and are considered to have acceptable

neighbourly impacts.

No.102 Jubilee Road

7.7 The proposed single storey side extension regarding overlooking concerns, would feature 2No windows facing No.102. The ensuite window would be obscure and the kitchen window would be clear, however, these would face a 1.8 metre fence, which will be conditioned if permission is forthcoming, and their impacts regarding overlooking are considered acceptable. There would be rear fenestration to the side extension, but as this would face the rear garden, and any oblique views would face boundary treatment, this is considered acceptable. Regarding overshadowing and overbearing concerns, it is noted, that the extension would be approximately 1 metre from No.102's curtilage, and approximately 3 metres from No.102's side elevation. In light of that , adjacent to the boundary, is No.102's parking space, this area is considered to be acceptably impacted. Regarding No.102's side elevation in consideration of the proposed modest eaves height of the extension of approximately 2.5 metres and the proposed separation distance of approximately 3 metres, it is considered that overshadowing impacts would be limited, and not so substantial to warrant the refusal of this planning application. Regarding overbearing concerns, in light of the proposed modest height of the side extension, it is not considered that it would be unacceptably overbearing upon No.102's side elevation.

7.8 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Highways and parking

7.10 Due to the proposed dropped kerb, Hampshire Highways was consulted during the application process, They stated they needed " *a plan presenting the dimensions of the existing and proposed crossover* ". In light of this, the applicant sent over a plan of the proposed dropped kerb and Hampshire Highways was reconsulted. They provided no objection but stated that the dimensions of the dropped kerb would require a minor works 278 Agreement. In light of this, the applicants were notified about the increased fee from an S278 licence. Amended plans were received from the agents, showing that the proposed dropped kerb addition would be cumatively no greater than 10m (7.81 metres). An informative is required confirming the need for a licence from Hampshire County Council for highway works.

7.11 In light of this, and a lack of objection from Hampshire Highways, officers consider this proposal to be acceptable regarding its impact upon highway safety.

7.12 Regarding parking, the works would remove potential parking space. Officers note, that the driveway, would feature parking for 3 cars. The proposed addition of dropped kerb, would increase maneuverability onto the driveway, and would facilitate the use of the 3 spaces. In light of this, officers consider that the proposed parking situation would be considered acceptable.

(vi) Ecology

7.13 The application site has been found to be within 50 metres of a Priority Habitat: Lower Mixed Deciduous Woodland. In light of that he works would be of a relatively modest scale and at ground floor level, in light of this, unacceptable impacts are considered unlikely and this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011).

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.

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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00748

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:

Drawing Number: JR/EXP/100/1: EXISTING PLANS & LOCATION PLAN: Uploaded 30/9/24
Drawing Number: JR/BP/100/2: AMENDED ADDITIONAL DROPPED KERB PLAN: Uploaded 6/12/24
Drawing Number: JR/PP100/3 :AMENDED PROPOSED PLANS, LOCATION & PARKING: Uploaded 6/12/24

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.

4 Before the hereby approved side extension is first brought into use, a 1.8 metre fence as shown on the floor plan on No.100 Jubilee Road's curtilage shall be erected and retained at a height of 1.8 metres and maintained as such.

Reason: In the interests of the residential amenities of the adjoining property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.