
Site Address:	26 Waterloo Close, Waterloooville, PO8 8QJ		
Proposal:	Proposed single-storey front extension and alterations to existing conservatory to form habitable room.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00009	Expiry Date:	26/02/2024
Applicant:	Mr. & Mrs. Dodds		
Agent:	G Williamson	Case Officer:	Robert Riley
	WAD		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two-storey semi-detached dwellinghouse located on the northern side of Waterloo Close in Waterloooville. The application site has a paved front garden and driveway fronting onto Waterloo Close on the front, with a garden to the rear. The property's materials feature white render and tilework design to form the external walls and brown concrete tiles installed in a pitched roof design.

The location that the application site is in could be considered both urban and residential, with the immediate character of the road featuring two storey dwellinghouses with render and tilework designs. Further to the south the properties become more mixed, with chalet bungalows and bungalows in evidence.

2 Planning History

94/59710/000 - Rear single storey conservatory., PERM,

3 Proposal

There are two proposals to the application site:

- Proposed single-storey front extension
- Alterations to existing conservatory to form habitable room.

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)

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 Carly Scannell - Hart Plain

No comment received

Councillor E Shimbart - Hart Plain

No comment received

Councillor James Blades

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) 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

Materials

- 7.3 The proposed materials of the works would match the materials of the existing dwellinghouse and are considered acceptable.

Windows

- 7.4 The front extension would install windows on the front elevation, this would replace windows serving the existing lounge, and would continue to overlook front gardens and the public realm and are considered acceptable. To the rear elevation the proposed kitchen area would be installed with 2 windows and doors, these are not considered to increase overlooking due to the existing visibility from the similarly scaled existing conservatory

Dimensions

- 7.5 The proposed front extension would feature a mono pitch roof design. It would have a width of approximately 4.2 metres a proposed maximum height of approximately 3.7 metres and a depth of approximately 2.25 metres. The proposed kitchen area to replace the conservatory would have a width of approximately 5.9 a proposed depth of approximately 2.9 metres and a flat roof design with a maximum proposed height of approximately 3 metres.

Streetscene

- 7.6 The proposed front extension to extend the lounge would be readily visible on the streetscene. Regarding the character of the road, nearby dwellings such as Nos 32,30,28,24 and 22 feature canopy roofs to their porches and No.28 features a front extension, which on the site visit was determined to be of a smaller scale than No.26's proposed front extension.
- 7.7 The Havant Borough Design Guide SPD states that front extensions should not be prominent in the street, as the front extension is of a small scale and would be seen in conjunction with the existing front extension of No.28 it is considered to meet this. The Havant Borough Design Guide SPD also states that front extensions should respect the common building line. The proposed front extension would marginally exceed the building line set out by No.28, but it would effectively make both dwellings more symmetrical. Notwithstanding that it would be set in front of the more general building line established by the wider street scene, when considering No.28's front extension and the small scale of the extension proposed to No.26, it is considered acceptable.
- 7.8 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

- 7.9 To the western and eastern sides of the application site are properties at Nos 28 and 24 Waterloo Close. Due to their proximity to the proposed works, the main impact to assess would be in regard to these two properties.

No.28 Waterloo Close

- 7.10 No.28 Waterloo Close is located on the western side of No.26. The proposed works to

No.26 would not install any additional windows that would face No.28 and therefore in regards to overlooking it is considered acceptable. To the front, the proposed extension would increase the scale of the dwelling in regards to the small separation distance of approximately 2.3 metres from the common boundary and the proposed maximum height of approximately 3.7 metres. With regards to the proposed front extension it would not breach the 45 degree angle rule and due to the pitched design, and modest depth is not considered to significantly increase overshadowing or a sense of overbearing on No.28. With regards to the changes to the conservatory to form a habitable room, the changes would lead to a height increase of between approximately 0.7 metres and 0.2 metres. Although the proposed works would be visible from No.28, the modest height increase is not considered to increase overshadowing or a sense of overbearing upon No.28 and is therefore considered acceptable.

No.24 Waterloo Close

- 7.11 No.24 Waterloo Close is located to the eastern side of No.26. To the rear, the proposed works to No.26 would infill a window on the existing eastern elevation of No.26 - this would replace an existing window on the conservatory and would not increase overlooking upon No.24. The scale of the proposed works is not proposed to change except for the maximum height and a change to a flat roof from a mono pitch roof. This would increase the existing maximum height to approximately 3 metres, increasing from between approximately 0.7 metres and 0.2 metres. In consideration of the small scale of the proposed height increase, it is considered that it would not adversely impact No.24 due to the distance of the works from the common boundary. The proposed front extension to No.26 would not increase the number of windows facing No.24 and is considered acceptable in this regard. In regards to scale, it is not considered that the proposal would increase overshadowing and a sense of overbearing due to the separation distance of approximately 7.5 metres and in particular the modest proposed depth of approximately 2.3 metres. The proposed maximum height would be approximately 3.7 metres. This would increase the scale of the dwelling upon No.24 however in regards to its pitched design and separation distance it is not considered to increase overshadowing, loss of light or a sense of overbearing and therefore is considered acceptable.
- 7.12 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00009 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: 1 950/D/10.1: LOCATION PLAN

Drawing Number: 1 950/D/10.2: BLOCK PLAN

Drawing Number: E-I950-D-02: PROPOSED FLOOR PLANS AND ELEVATIONS

Drawing Number: S-I950-D-01: EXISTING FLOOR PLANS AND 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.