
Site Address: 26 Queens Road, Waterloo, PO7 7SB
Proposal: Single storey rear and side wrap around extension with new side facing dormer and rooflights; installation of patio to rear elevation.
Application Type: Full Planning Permission
Application No: APP/24/00148 Expiry Date: 23/04/2024
Applicant: Mr Griffiths
Agent: Mr Peters Case Officer: Robert Riley
 ATP Architectural Design
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a one and a half storey detached dwellinghouse located in Waterloo to the north eastern side of Queens Road, set behind number 30 and access by a shared driveway with number 28. The application site features a front and rear garden and 2 centrally sited dormers on its eastern and western elevations. The property's materials feature brickwork and white render to form the external walls and felt roof tiles in a gable roof design to form the roof.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring detached two storey dwellings with brickwork and render in evidence.

2 Planning History

07/72453/000 - Erection of a white PVCu conservatory to the rear of the property.,
PERM,20/08/2007

3 Proposal

The proposal to the application site features 6 elements:

- Removal of conservatory.
- Single storey rear and side wrap around extension following the removal of conservatory, with a width of approximately 2.2 metres a depth of approximately 7.4 metres and a maximum height of approximately 3.4 metres for the side section of the extension and a width of approximately 5.3 metres a depth of approximately 4 metres and a maximum height of approximately 5.5 metres for the rear section.
- New side facing dormer on western elevation with with a window 1.7m from finished floor level.
- 3No Rooflights on the eastern elevation.
- Installation of patio to rear elevation, with a maximum height of approximately 0.6 metres.
- Juliette balcony on first floor southern elevation to replace existing window.

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 Gwen Robinson

No comment received

Councillor James Blades

No comment received

Councillor Mike Seal

No comment received

Councillor Peter Wade

No comment received

Portsmouth Water Company

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: 20

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
- (iv) Trees and hedging

(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 to the application site features 6 elements; the removal of the existing conservatory, a single storey rear and side wrap around extension, a new side facing dormer with 1.7 metre high window, rooflights, the installation of patio to rear elevation with a maximum height of approximately 0.6 metres and a juliette balcony on the first floor southern elevation to replace the existing window.

Character, bulk and the street scene

7.4 The works would not be readily visible on Queens Road's streetscene, but would be visible off the access track to Nos 26 and 28. The proposed works would substantially increase the footprint of the dwelling, in particular with regards to the western side-elevation and rear wraparound extension. However, due to significant foliage and hedging of the site frontage, the works would receive shielding when viewed on the access track. Furthermore, with the wraparound extension being proposed to be single storey and replacing the existing conservatory, it is considered to be subservient to the existing dwelling. The proposed fenestration; the proposed rooflights, are considered to be acceptable visually, furthermore, the change from a set of windows to a juliette balcony on the first floor is also considered acceptable.

Materials

7.5 The proposed materials would match the existing dwelling and are considered acceptable.

7.6 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

- 7.7 To the western, eastern and northern sides of the application site are No.33 Edwards Close, No.28 Queens Road and No.51 Firs Avenue. Due to proximity, it is important to consider the impacts upon these dwellings.

No.33 Edwards Close

- 7.8 To the eastern side of the application site is No.33 Edwards Close. The proposed wraparound extension would have an acceptable impact upon this dwelling, due to shielding received from the existing dwelling, the existing garage and that it would be single storey. The proposed patio is considered to have acceptable impacts upon this dwelling, due to the shielding received from the garage and trees and hedging on the eastern elevation which on a site visit was considered to have acceptable impacts in regards to No.33 Edwards Close's windows and amenity spaces. The patio would face No.33's front elevation on No.26's eastern elevation, however with regard to any potential overlooking, it was noted there is an approximate 2 metre boundary fence and sufficient separation distance to mitigate any potential overlooking of the front elevation. Furthermore, there would be 3 No rooflights to be installed on the eastern elevation, if permission is forthcoming, these rooflights will be conditioned to have a minimum sill height of 1.7 metres to prevent overlooking of No.33 Edwards Close. The other proposals are considered to have acceptable impacts upon this dwelling.

No.28 Queens Road

- 7.9 To the western side of the property is No.28 Queens Road. Due to No.28's outbuilding and substantial hedging, it is not considered that the patio would overlook the rear garden of this property. The wraparound extension proposed for No.26 though featuring a significant footprint, would be single storey and would additionally be shielded by the outbuilding and hedging and trees elsewhere across the western elevation boundary of No.26 and would be considered acceptable. The proposed side dormer, was in the superseded plans proposed to be clear glass to face No.28 Queens Road. It was considered that the potential increase of overlooking from this aspect may be unacceptable upon No.28. This was amended and positioned 1.7 metres above finished floor level high opening in order that the side dormer would not increase overlooking and is considered acceptable, with a condition being added to ensure this.

No.51 Firs Avenue

- 7.10 To the northern side of the property is No.51 Firs Avenue. The proposed dormer would face No.28 and be a high level window and therefore would not impact this property. The wraparound extension would be considered to have acceptable impacts upon this dwelling due to separation distances and being single storey. On a site visit it was considered that it was important to assess the potential for overlooking from the proposal for the patio and the juliette balcony. It is noted that due to the juliette balcony replacing a set of windows, that it would not increase potential overlooking. The proposed patio, is considered to have a limited and acceptable impact upon this dwelling, as although the dwelling is on lower land than No.26, the trees and hedging to the rear of the rear garden allows shielding of No.51. Furthermore, the agent confirmed the intention of retaining the trees and hedging to the rear of the property.

- 7.11 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.

(iv) Trees and hedging

- 7.12 To the elevations of the dwelling, there is substantial hedging, with some trees featured in the rear curtilage, the agent confirmed that the intention is to retain this, with some pruning on the western side to allow for access, this is considered acceptable.

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/24/00148 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: BP-103-HOU: BLOCK PLAN
Drawing Number: EL-201-HOU: EXISTING ELEVATIONS
Drawing Number: P-101-HOU: EXISTING PLANS
Drawing Number: P-102-HOU REV C: PROPOSED PLANS
Drawing Number: EL-202-HOU, REVISION D: QUEENS ROAD AMENDED 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that order), the window in the dormer hereby permitted on the western elevation, to serve bedroom 1 (as shown on the plan number P-102-HOU REV C) and the 3No rooflights to also serve bedroom 1 (as shown on the plan number P-102-HOU REV C) hereby permitted on the eastern elevation shall have a cill height be at a height that is no less than 1.7 metres above finished floor level and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (CoreStrategy) 2011 and the National Planning Policy Framework.