
Site Address: 18 Oakhurst Drive, Waterlooville, PO7 7PN
Proposal: Demolition of conservatory and construction of single storey extension with extended dormers above.
Application Type: Full Planning Permission
Application No: APP/22/00701 Expiry Date: 03/10/2022
Applicant: Mr G Daniels
Agent: Mr G Bramble-Stewart Case Officer: Denise Sheath
GBS Designs
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

18 Oakhurst Drive, Waterlooville, is a detached property constructed with red brick with a barn hipped roof. There is a dormer to the front roof slope with 2No. dormers to the rear roof slope. The property benefits from a single storey rear conservatory and a two storey rear extension to the north east side/rear elevation. The property has an integral garage located to the front north east elevation. The frontage of the property is block paved to allow the parking of vehicles and has a small brick wall to the front and front northern side boundaries with hedging and shrubbery to the front southern boundary. The rear garden is predominately laid to lawn with a patio area direct to the rear, and a wooden decking area to the south east corner of the garden, the rear and rear side boundary treatments consist of 1.8m wooden fencing with hedging and shrubbery in front of the rear boundary fence.

2 Planning History

APP/22/00702 - Demolition of conservatory to be replaced by single storey extension.
DEL,

3 Proposal

Demolition of conservatory and construction of single storey extension with extended dormers above.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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

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 Following the demolition of the existing conservatory, part of the proposal would involve the erection of a single storey rear extension. It would have a width of approximately 11.6m spanning the width of the rear elevation with a depth of 4m from the south west elevation and a depth 1.9m from the north east rear elevation, the proposed roof would have a slight pitch with an eaves height of 3m with a maximum height of 3.2m.

7.4 The proposed rear extension will be constructed with Old English white render, the introduction of render to the property would not be out of keeping with the properties within the locality as the streetscene is a mix of pallets and materials. It is therefore considered the proposed materials would be acceptable.

- 7.5 It is considered that the proposed extension is appropriate in terms of the size of the plot and the retained amenity space. Furthermore, due to proposed development being located to the rear it is considered to have a limited impact on the street scene. Therefore, it is deemed to be in keeping with the character of the area.
- 7.6 The second element to the proposal is to extend the existing rear dormers 2.1m in depth to be flush with the existing first floor rear extension located to the north eastern rear elevation. The design of the proposed dormer extension would remain the same as the existing with the introduction of a light timber effect cladding to the dormer elevations.
An additional window is proposed within the centre of the flat roof element between the two dormer. This window is proposed to be obscurely glazed as this would serve an ensuite bathroom.
- 7.7 Due to the location of the proposed dormer extension located at the rear of the property this would not be readily visible from the streetscene and is not considered to create a harmful impact upon the character of the area.
- 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 The proposed single storey extension would have an approximate 1m distance from the shared boundary with neighbouring property to the north east No.20 Oakhurst Drive, the proposal would be mainly screened by the garage within the neighbouring property along the shared boundary. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.10 The proposed dormer extension would not be readily visible to the neighbouring property to the north east (No.20), due to the existing first floor extension to the north eastern elevation. It is therefore considered that any impact from this element of the proposal would be minimal and acceptable.
- 7.11 The proposed single storey extension would have an approximate 1m distance from the shared boundary with the neighbouring property to the south west No.16 Oakhurst Drive, there are to be no windows or doors installed within this side facing elevation, the proposed extension would have a 1m further depth than the existing conservatory which is to be demolished. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.12 The proposed dormer extension would have an approximate 1.6m distance from the shared boundary with No.16. There are to be no additional windows inserted within the side facing elevation of the dormer. It is not considered that the extension of the dormer would lead to any additional overlooking than what is existing. It is therefore considered the impact from this element of the proposal would be minimal and acceptable.

- 7.13 The proposals would have a distance of approximately 28m from the rear boundary and an approximate 45m from the rear facing elevation of the neighbouring property to the rear No. 59 Cavendish Drive. It is therefore considered that the proposals would have a minimal and acceptable impact upon this neighbouring property.
- 7.14 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.

(iv) Parking

- 7.15 The proposal would not create any additional bedrooms with the number bedrooms at the property to remain as five. A parking plan provided has shown that there is adequate parking to the property with the inclusion of a garage and 3no. parking spaces located within the frontage. A condition has been placed within the decision to ensure that the garage and the parking spaces to the front remain for these purposes.

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/22/00701 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:

Application Form - Received 18 July 2022
Block Plan Scale 1:200 - Drawing No. 13 - Received 18 July 2022
Block Plan Scale 1:500 - Drawing No. 14 - Received 18 July 2022
Location Plan - Drawing No. 17 - Received 18 July 2022
Existing Floor Plans - Drawing No. 01 - Received 18 July 2022
Existing Ground Floor Plan - Drawing No. 03 - Received 18 July 2022
Existing First Floor Plan - Drawing No. 04 - Received 18 July 2022
Existing Elevations - Drawing No. 02 - Received 18 July 2022
Proposed Floor Plans - Drawing No. 05 - Received 18 July 2022

Proposed Ground Floor Plan - Drawing No. 07 - Received 18 July 2022
Proposed First Floor Plan - Drawing No. 08 - Received 18 July 2022
Proposed Elevations - Drawing No. 06 - Received 18 July 2022
Parking Plan - Drawing No. 12 - Received 18 July 2022
Confirmation of Materials - Email received 26 August 2022

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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces including the use of the garage as a parking space have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.