
Site Address: 102 London Road, Widley, Waterlooville, PO7 5AB
Proposal: Two storey front extension, single storey rear extension, raising of roof height to accommodate additional first floor space
Application Type: Full Planning Permission
Application No: APP/22/00866 Expiry Date: 22/11/2022
Applicant: Mr & Mrs D Martin
Agent: Mr D Treagus Case Officer: Joseph Toole
 Derek Treagus Associates
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

102 London Road, Widley, Waterlooville, is a chalet bungalow located to the east side of London Road. The property comprises grey render and concrete roof tiles. Vehicular access is from London Road with parking to the front and side.

The property is located within a predominately residential area with surrounding properties being two storey properties.

2 Planning History

APP/21/00807 - Application for Lawful Development Certificate relating to confirmation of residential use., PERM, 16/09/2021

3 Proposal

The proposed development would be a two storey front extension, single storey rear extension with the raising of the roof to accommodate additional first floor space.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Original Plans	
Plans do not show the proposed elevation in relation to adjoining properties	This is not a requirement when validating an application
Results in the increase in size/massing on a constrained plot, overdevelopment	Revised plans have reduced the size and massing of the scheme
Front extension out of character extending beyond the building line and dominant, overbearing, results in the loss of light	Please see Section 7.
Roof pitched of 90 degrees out of character	This has now been amended
There would be a loss of light to side bedroom and study room, as well as ground floor kitchen window	Please see Section 7.
Rear extension caused to be intrusive and overbearing	Please see Section 7.
Loss of privacy at the rear due to higher ground level	Please see Section 7.

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.

7.3 Originally plans were provided for a gabled end roof with a loft conversion and a rear dormer. This was considered to appear overbearing to the neighbouring properties and would cause harmful overlooking to the rear. This resulted in amended plans being submitted, with the accommodation in the second floor being removed, and the roof hipped away from the neighbouring properties to reduce its bulk and dominance.

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

7.4 The proposed two storey front extension and single storey rear extension would have brick and render with flat roofs and concrete roof tiles to match the existing property. Furthermore, the raising of the roof would have concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.

7.5 Part of the proposed works would be visible from the street scene by the raising of the existing roof. The revised ridge height would not extend above the neighbouring properties either side and would have a similar design thus not considered to appear out of keeping with the character of the area. The proposed two storey front extension would extend slightly out from the front of the property by 1.2 metres. It would be of similar design to the other properties along the street which have two storey bay windows. As a result, it is not considered to have an adverse impact upon the character of the area. In terms of the proposed works to the rear, as they would not be readily visible from the street scene it is not considered to have a harmful impact upon the character of the area.

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 front there would be a ground floor window and a first floor window within the proposed front extension and a full length window serving the stairwell facing out onto the front garden and public highway. This is not considered to have an adverse impact on neighbouring properties.

- 7.8 On the south side facing the shared boundary with No.100 London Road there would be no side windows. The proposed front extension would extend out slightly from the front wall of No.100. Due to its modest depth of approximately 1.2 metres and having a separation distance from the side wall of No.100 of approximately 2 metres it is not considered to have an adverse impact on the neighbouring property in terms of appearing overbearing or resulting in the harmful loss of light. The proposed increase in roof height would result in some loss of outlook from the first floor side windows at No.100. However due to the hipped roof going away from the property it is not considered to have an adversely negative impact on residential amenity to warrant a refusal. It would also create a similar relationship to the other properties along the street scene. The proposal would also involve the removal of the existing conservatory and be replaced with a rear extension with a greater depth of approximately 1.7 metres on this side and having a height of approximately 3 metres. Due to the modest increase in size and its orientation the proposed rear extension is not considered to have an adverse impact upon No.100.
- 7.9 On the north side facing the shared boundary with No.104 London Road there would be a door replacing a window on the ground floor. This is not considered to have an adverse impact on the neighbouring property. At first floor level there would be a new window serving a bathroom. As this would face out onto a flank wall of No.104 it is not considered to cause harmful overlooking. The proposed increase in roof height is not considered to have an adverse impact on No.104, having a separation distance of approximately 3.5 metres thus not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. The proposal would involve the removal of the existing conservatory and be replaced with a rear extension with a greater depth of approximately 1.9 metres and having a height of approximately 3 metres. Due to the modest increase in size and only slightly extending out beyond the rear wall of No.104, the proposed rear extension is not considered to have an adverse impact.
- 7.10 To the rear there would be doors and windows within the proposed rear extension facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking to any neighbouring properties. At first floor level there would be three windows serving bedrooms. It is worth noting there are currently no first floor windows on the property however all other adjoining properties having first floor rear windows. As a result, the views created are considered to be expected within a residential area and are not considered to cause harmful overlooking to No.s 100 and 104. The proposed first floor windows would also face onto the rear of No.52 Deverell Place, a detached bungalow. Although overlooking would be created, it is deemed to create similar views that No.100 has on No.54 Deverell Place currently. Furthermore, due to the separation distance of approximately 20 metres from the rear wall of No.102 and the rear wall of No.52, it would comply with the Havant Borough Design Guide SPD. Therefore, on balance it is considered to have an acceptable impact.
- 7.11 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).

(iv) Parking

- 7.12 The proposed development would involve an increase in the number of bedrooms from 4 to 5 therefore 3 car parking spaces are required according to Havant Borough Parking Standards SPD. 3 car parking spaces are shown on the proposed Block Plan. This has been conditioned to be provided prior to the occupation of the works.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking 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/22/00866

- 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 Plan, Block Plan and Proposed Elevations - 22/249/08 REV B
Proposed Ground Floor Plan - 22/249/06
Proposed First Floor Plan - 22/249/07

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 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.