
Site Address:	133A London Road, Waterlooville, PO7 7SH		
Proposal:	Single storey rear extension.		
Application No:	APP/21/00938	Expiry Date:	06/10/2021
Applicant:	Mr Allen		
Agent:	Miss Perry	Case Officer:	Julie Terzoudis
	Fixed Price Architecture LTD		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a two-storey detached dwelling located at 133A London Road, Waterlooville. The dwelling incorporates a front setback from the public highway of approximately 9.0m, supporting off-site parking on an area of hardstanding set forward of the dwelling.
- 1.2 The site is located on the western side of London Road, which runs in a northerly to southerly direction, within the suburb of Waterlooville. The surrounding locality is urban in character, with a mix of residential styles and designs.

2 Planning History

96/62072/000 - Alteration to existing access to provide vehicular access on to London Road, PERM,03/12/1996

3 Proposal

The application seeks planning permission for the construction of a single-storey rear extension which would extend out from the rear elevation of the main dwelling to a depth of 3.7m, with a reduced instep on the southern side of 2.7m. The extension proposes a flat roof with a maximum height of 2.8m (excluding two individual roof lanterns). The extension would run across the entire width of the dwelling to a length of 8.0m.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2015
Havant Borough Council Borough Design Guide SPD December 2011

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received

Councillor Mike Sceal

No comments received

Councillor Peter Wade

No comments received

Southern Gas Networks - stage 1

The map extract demonstrates there are no Scotia Gas Network (SGN) assets located within the subject site boundary.

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: 34

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

7.3 The proposed single-storey extension would be set to the rear of the host dwelling and would not be visible within the public realm. Therefore, no visual impact would occur to the existing character of the streetscene.

7.4 The proposed extension is considered to be of an acceptable height and scale, remaining subservient to the main dwelling and retaining a suitable level of rear private open space for residential amenity. Matching materials are also proposed. The

proposed development would not be considered to result in any overbearing impacts or raise any visual concerns.

- 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 The proposed rear extension would incorporate a northern side setback of 2.2m from the shared side boundary with No. 135 London Road. The southern boundary would have a reduced side setback of 1.0m, however, due to the low, single-storey nature of the extension, it is considered that no overshadowing or overlooking concerns would result to either of the neighbouring occupiers. It is also noted no letters of objection were received with respect to the scheme.
- 7.7 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.

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 Wrong Application type for recommendation code for application APP/21/00938

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:

Location and Block Plans - Drw. No. FPA101034-03 (Rev. G)
Existing Elevations, Existing and Proposed Floor Plans and Roof Plans - Drw. No. FPA101034-01 (Rev.G)
Proposed Elevations - Drw. No. FPA101034-02 (Rev. G)

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Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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.