
Site Address:	16 Dayslondon Road, Waterloooville, PO7 5NN		
Proposal:	Proposed single storey rear extension, single storey side extension and loft conversion with rear dormer		
Application Type:	Full Planning Permission		
Application No:	APP/22/00842	Expiry Date:	25/10/2022
Applicant:	Mr Jarvis-Horn		
Agent:	Mr Flint	Case Officer:	Joseph Toole
	Chris Flint Ass Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Dayslondon Road, Waterloooville, is a two storey semi detached property located to the north east side of Dayslondon Road. The property comprises of sand render and concrete roof tiles. Vehicular access is from Dayslondon Road with parking to the side.

The property is located within a residential area with other properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve a hip to gable roof extension with a loft conversion and rear dormer to provide a bedroom. There would be a single storey side extension to be used as a garage. It would have a width of approximately 3.1 metres, a depth of approximately 6.9 metres with a flat roof having a height of approximately 2.5 metres. Furthermore, there would be a proposed rear extension to be used as a lounge. It would have a width of approximately 6.2 metres, a depth of approximately 5 metres with a lean to roof having a maximum height of approximately 3.8 metres.

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 Diana Patrick
No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd
No Comment.

Councillor S Milne
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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Encroachment of privacy from rear dormer	Please see Section 7.
Noise concerns with construction	This is not a material planning consideration
When will work take place	This would be down to the builders however there is legislation which controls hours of operation through Environmental Health if a statutory nuisance were to take place
Loss of light	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.

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

7.3 Originally plans were submitted for a first floor side extension with a car port below. This was considered to be out of keeping with the character of the area which have natural spacing between the properties. Therefore, it would negotiated to be reduced, and a single storey garage was submitted.

7.4 The proposed works would have bricks and render with roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and the character of the area.

7.5 The proposed side garage would be visible from the street scene. As the proposed works would involve removing the existing garage and placing a replacement slightly closer the property it is not considered to cause an adverse impact upon the character of the area. It is also worth noting a number of properties within the street have single storey side extension. Therefore, the proposed works are not considered to have a negative 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 garage door into the proposed side extension. This is not considered to have an adverse impact on any surrounding properties. There would also be two rooflights within the proposed loft conversion which is not considered to have a negative impact upon any neighbouring property.

7.8 On the north side facing the shared boundary with No.18 Dayslondon Road the proposed side extension would be against the boundary. Due to the modest size and height of the proposed side extension and the existing screening of 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. The roof would come closer to No.18 however due to the separation distance it is not considered to have a harmful impact.

- 7.9 On the south side facing the shared boundary with No.14 Dayslondon Road there would be no windows within the proposed rear extension. There would be a door within the proposed side extension however due to the existing 1.8 metre high fencing it is not considered to cause harmful overlooking. Although the proposed rear extension would go along the shared boundary with No.14 due to its modest roof design dropping in height along the boundary, existing screening and orientation it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.14.
- 7.10 To the rear there would be a window within the proposed side extension and bi-folding doors within the proposed rear extension on the ground floor. These views would be screened by the existing boundary treatment thus not considered to cause harmful overlooking. At second floor level there would be two windows within the proposed dormer serving the bedroom. These views would face out onto the rear garden and neighbouring properties. Due to the separation distance of approximately 40 metres to the properties to the rear it is not considered cause harmful overlooking. In terms of the impact on the adjacent properties either side it is considered to create views expected within a residential area and similar to the existing views established on site. Furthermore, a dormer could be constructed under permitted development, thus having a fall back position.
- 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 works would continue to provide 3 bedrooms therefore 2 car parking spaces are required to be provided on site. There is sufficient space to accommodate this, thus deemed acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00842

- 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, Existing and Proposed Floor Plans and Elevations - CFA/FULL/01Rev 01

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.