
Site Address:	191A London Road, Waterlooville, PO7 7RL		
Proposal:	First floor rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00271	Expiry Date:	07/06/2022
Applicant:	Mr S Hellyer		
Agent:	Mr I Marshall	Case Officer:	Selina Donophy
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the west side of London Road, Waterlooville on a corner plot location where London Road meets Wallis Road. This property has a pitched roof with elevations formed from brickwork and hanging tile. The site is accessed via Wallis Road where the front door is located alongside parking space and a detached garage. Towards the front of the site to the east there is a TPO tree- a rear garden is located to the west of the property.

2 Planning History

APP/21/00004/TP1 - Application for Tree Protection Order - single Cedar,
UNK,25/08/2021

3 Proposal

First floor rear extension.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Please consider this email as an arboricultural consultation response on the above planning application.

There is one statutorily protected tree onsite that is likely to be affected by the proposals. On that basis it is recommended that the applicant is asked to provide further information in support of the proposals for our consideration prior to a decision being made on this application. This should be in the form of an arboricultural impact assessment and method statement in accordance with BS5837:2010

Case Officer comment : Further comment from Arboricultural Officer following submission of case by the applicant that tree protection plans not necessary.

With the condition as proposed by the agent and an informative stating that tree is statutorily protected and any damage as a result of material storage or anything else related to this development will be investigated and could lead to prosecution then this would be considered acceptable.

Councillor Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Councillor Peter Wade

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
We have no objections to the plans submitted. Our only concern would be if the plans were altered and a window was placed in the south facing wall that would overlook our property. We have mentioned this to the homeowner, and been assured this will not happen.	Comment noted.

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

(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 This proposal comprises the addition of a first floor rear extension which would be directly sited above the existing ground floor and would have a pitched roof in continuation of the ridge height of the main roof. This space would create an enlargement to bedrooms 2 and 3 at first floor level with the window to bedroom 2 remaining. Proposed materials include brickwork and roof tile, both to match existing.

7.4 The proposed extension would be visible from the public realm, notably from Wallis Road however would be relatively modest in scale and subservient in appearance , with materials in keeping with the host dwelling . The proposed extension would not result in an overdeveloped appearance and is considered to be an acceptable addition to the property.

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 To the south of the application site is no 191 London Road. To the rear of no 191 there is a conservatory - the first floor of no 191 is set back behind the first floor level of no 191A. The proposed extension would not infringe upon the 45 degree line taken from the mid point of the closest window at no 191, the extension would also be located to the north of no 191. The extension would not feature any side elevation windows. The proposal is not deemed to result in a harmful impact to the amenity of no 191.
- 7.7 To the north of the application site is no 193 London Road. The site is separated by the road and the proposal is not judged to result in any additional overlooking, overshadowing or overbearing impact on this property.
- 7.8 To the west of the application site is no 1 Wallis Road , there is approximately 27 metres separation distance between the rear elevation of no 191A and the front elevation of no 1 and , whilst the first floor bedroom window would be sited closer towards the western boundary the separation distance is considered substantial to reduce any additional harmful overlooking. The extension would not result in overshadowing to this property.
- 7.9 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) Trees

- 7.10 Towards the front of the site is a TPO Cedar tree which is sited alongside the eastern curtilage of the site . This is located approximately 23 metres from the extension site. Havant's Arboricultural Officer has concluded that whilst tree protection plans would be preferable, a condition stating that there would be no materials stored in the front garden are and an informative reminding the applicants that any damage to the tree could result in prosecution would suffice in this instance.

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/22/00271 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 plan uploaded on the 06.04.2022

1 Proposed floor plan and elevations uploaded on the 06.04.2022

Tree Statement uploaded on the 12.04.2022

Reason: To ensure provision of a satisfactory development.

- 3 Throughout the construction period, no activity prohibited by BS:5837:2012, including the storage of construction materials, shall take place within the front garden of the application dwelling.

Reason: To safeguard the continued health and presence of such existing vegetation (Protected tree) and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.