
Site Address:	138 Stakes Hill Road, Waterloooville, PO7 7BG		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01438	Expiry Date:	16/02/2022
Applicant:	Mr M Lethbridge		
Agent:	Mr G Bramble-Stewart	Case Officer:	Joseph Toole
	GBS Designs		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

138 Stakes Hill Road, Waterloooville, is a two storey semi detached property located to the south west side of Stakes Hill Road. The property comprises of yellow facing brickwork, red and brown tile hanging and concrete roof tiles. Vehicular access is from Stakes Hill Road with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

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: 9

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 development would involve a single storey rear extension to be used as an extended kitchen space following the removal of the existing conservatory. It would be an infill extension having the same width as the existing property and the same depth of the existing rear extension with a flat roof.

7.4 The proposed extension would have brickwork and a felt roof to match the existing. This is considered to be inkeeping with the context of the main dwelling.

7.5 Due to the proposed development being located to the rear of the property it is

considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, it is considered to be inkeeping with 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 On the east side there would be no side windows within the proposed rear extension. Due to its flat roof design and screening of 1.8 metre high fencing along the shared boundary with No.138A Stakes Hill Road the proposed rear extension is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 On the west side the proposed rear extension would be screened by the existing rear extension therefore not considered to have any impact.
- 7.9 To the rear there would be bi-folding doors within the existing rear extension and a window within the proposed rear extension. This is considered to create similar views to that already established therefore deemed acceptable.
- 7.10 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 **GRANT PERMISSION** for application APP/21/01438

- 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 - 11
Site Plan - 10
Block Plan - 09
Parking Plan - 08
Proposed Elevations - 07
Proposed Roof Plan - 06
Proposed Ground Floor Plan - 05

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.