

Site Address: 6 Prochurch Road, Waterloooville, PO8 8EZ

Proposal: Demolition of existing garage and store at side of bungalow and construction of new store and single storey side extension. Demolition of existing rear conservatory to be replaced with a covered deck area and alterations to materials.

Application Type: Full Planning Permission

|                 |                   |               |                |
|-----------------|-------------------|---------------|----------------|
| Application No: | APP/22/00303      | Expiry Date:  | 18/05/2022     |
| Applicant:      | Mr and Mrs Harvey |               |                |
| Agent:          | Mr Olafsson       | Case Officer: | Selina Donophy |
| Ward:           | Cowplain          |               |                |

Recommendation: **GRANT PERMISSION**

## 1 Site Description

This application site comprises a detached bungalow located on the south side of Prochurch Road, Waterloo. This property has a pitched roof with brickwork to the elevations and tile to the roof. Down the side of the property is a detached garage with a driveway providing parking space. The front curtilage is formed by a low brick boundary wall with a driveway also to the front of the dwelling. The site is not level as the road inclines from east to west.

## 2 Planning History

None relevant

### 3 Proposal

Demolition of existing garage and store at side of bungalow and construction of new store and single storey side extension. Demolition of existing rear conservatory to be replaced with a covered deck area and alterations to materials.

## 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)

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

## **5     Statutory and Non Statutory Consultations**

### **Councillor A Briggs - Cowplain**

No comment

### **Councillor D Keast - Cowplain**

No comment

### **Councillor Narinder Bains - Cowplain**

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| <b>Comment</b>                                                                                                                                                                                                                                                                                        | <b>Officer Comment</b>                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Correct borders to be adhered to at a South/rear and East/side of 6 Prochurch Road especially with regards to Shed/Store replacement, original shed has breached border to South/rear and East/side of 8 Prochurch Rd. Suggest you make a serious note of this when dealing with this application. | Comment noted. Applicant has amended plans to show the shed will be left as is. Any boundary dispute would be a civil matter and not a material planning consideration. |
| 2. Correct borders to be adhered to at South/rear and West/side of 6 Prochurch Road especially with regards to existing Garage/footings which has breached border/land of 8 Prochurch Rd. Suggest you make a serious note of this when dealing with this application.                                 |                                                                                                                                                                         |

## **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 This proposal comprises extensions to the rear and side of the property following the demolition of the garage. It is noted the proposals have been altered following the initial submission with alterations made to the height, siting and design of the proposed side/rear extension. In addition the replacement shed and pergola have been removed from the plans. The proposed side extensions would be split into two sections. The extension towards the front would come level with the opposite side of the property which projects forward and would have a width of approximately 3 metres with a hipped back roof with a height of 2.4 metres taken from the highest land level. This section of extension would form a store room with a garage door to the front elevation, a window to the side and a door to the rear. Proposed materials include white render.

7.4 Towards the rear of the store would be a space followed by the side/rear extension which would have a total depth of approximately 10.5 metres. The width would be 3 metres which would reduce towards the rear and it would have a slightly increased height from the store with a roof hipped inwards. This space would create a wc/utility room served by windows to the front facing elevation, to the rear of that a snug and an office to the rear, the office with a window facing east and the snug with bi-fold doors to the east leading out into the rear garden. Where the conservatory previously was would be a covered deck area supported by posts leading out from the office and the snug. There would also be internal reconfigurations and changes to window and door openings - the rear living area would have a replacement door and window to the rear elevation, the rear living space (formerly the kitchen) would have a set of rear doors and the side kitchen door would be removed. The remainder of the dwelling would be rendered in white with grey cladding.

7.5 The proposals outlined above would result in a more modern appearance due to the changes in materials however white render has been used elsewhere in the immediate streetscene and the use of the grey cladding would only be used for a section of the front facade. The changes to materials are therefore deemed to be acceptable. The side extensions would result in a loss of space down the side of the property, with the building line brought forward, however this is not deemed to be a harmful addition. The proposal is not deemed to result in any increased lack of rear garden space than existing and therefore this is deemed to be acceptable noting the existing context of the site.

- 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 west of the application site is no 4 Prochurch Road. This property has a bedroom window on the side elevation facing the application site and towards the rear a bay window serving the lounge. Both rooms are dual aspect with windows also to the front and rear elevations. The proposed side extension would have a height approximately 20 cms higher than the highest part of the existing garage and would be sited approximately 60cms off the shared side boundary. No 4 is sited at a higher level than no 6 and therefore whilst the building lines would be located within close proximity, the windows at no 4 would remain largely raised above the roof of the proposed extensions and therefore the extensions are not deemed to result in harmful loss of light or outlook. The proposals are not deemed to result in harm to the amenity of this property.
- 7.8 To the east of the application site is no 8 Prochurch Road. The extensions would be located on the opposite side of the building so would not impact no 8. The decking area would be set off the boundary and is not deemed to result in harmful overlooking.
- 7.9 To the rear of the site is the rear garden of no 118 London Road. The existing garage is already sited in the same location as the proposed extension and therefore the proposal would not result in a much different impact than is already in situ. There is 1.8 metre high fencing to the rear boundary and overlooking is not deemed to be an issue as the decking would be of a limited height .
- 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).

(iv) Parking

- 7.11 This proposal would result in the loss of the garage space and driveway down the side of the property. Despite this, the proposal would not result in an increase in bedroom number and there is judged to be space for 2 vehicles to park at the front of the property and towards the front of the store and therefore the parking allocation on site is deemed to have been met.

## **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/22/00303 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:

LA2204 02\_A Block and Location Plans as Existing  
LA2204 03\_A Block and Location Plans as Proposed  
LA2204 05\_B Amended site plan as proposed  
LA2204 07\_D Amended roof plan as proposed  
LA2204 09\_C Amended floor plan as proposed  
LA2204 10\_B Street Elevations (North) Existing and proposed  
LA2204 11\_C Amended existing and proposed front elevation  
LA2204 12\_C Amended existing and proposed west elevation  
LA2204 13\_D Amended existing and proposed rear elevation  
LA2204 14\_D Amended existing and proposed east side elevation  
LA2204 15 Cross Section Study Existing and Proposed

**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.