
Site Address:	56 Serpentine Road, Widley, Waterloooville, PO7 5EF		
Proposal:	Single storey rear and side extension. Hip to gable extension with rear dormer. Cladding to elevations.		
Application No:	APP/22/00083	Expiry Date:	04/04/2022
Applicant:	Mr Stead		
Agent:	Ms S Roberts	Case Officer:	Tina Pickup
	Critchley Architecture And		
	Design (CAAD) Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site, number 56, relates to a two storey semi-detached property constructed of red brick with tile hung bay, beneath a fully hipped dark tiled roof. It has an existing single storey conservatory across the rear. The pair of semis comprising 56 & 54 are sited on a bend in the road such that number 54 is a corner plot. The land rises on the corner such that the pair of semis are set at a higher level than the road, though once up at the front door level via steps, the remainder of the site is relatively level. The frontage of the application site has been partly levelled to create some open car parking, with the eastern retained grassed area being higher than the parking area. There is a hedge providing the frontage boundary between 56 and 54. Notably number 54 & 56 are set slightly further back than other properties in the road.
- 1.2 As a result of the levels, number 58 to the west is set at a slightly lower level, and also further forward in the plot. There is a shared outbuilding on the boundary with number 58, despite the level difference. Number 58 also has a shed against this shared side boundary and a single storey rear extension with glass gable end. The rear gardens of properties in Park Road are to the rear. Generally the area comprises medium density two storey terraced and semi-detached properties of a similar age and style, with some having been modernised.
- 1.3 To the rear the garden is mainly laid to lawn with a patio area and is enclosed to all boundaries with fencing ranging in height from 1.8 to 2 metres and mature hedging.

2 Planning History

APP/19/00933 - Single storey front, side and rear extensions., PERM, 19/11/2019

3 Proposal

- 3.1 Single storey rear and side extension. Hip to gable extension with rear dormer. Cladding to elevations.
- 3.2 The current application is for the single storey wrap-around extension with similar footprint as already approved under APP/19/00933, but with a sloping hipped roof added. In addition this proposal includes a hip to gable roof extension with rear dormer and the addition of dark grey cladding to the first floor front, side and rear elevations. Two small roof lights would be inserted into the front roof slope, but these would be

permitted development.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

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

5 Statutory and Non Statutory Consultations

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application and have no subsequent adverse comments to make in regard to this development from a groundwater quality protection perspective. This is due to the developments small nature and location within SPZ1c of the groundwater catchment

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

Comment	Officer Comment
54 and 56 is a semi detached house and is sat on a raised bank compared to the rest of the street and I am concerned about subsidence as other properties close by have had this issue in the past when undertaking building	Subsidence not a planning matter - foundations would need to comply with current Building Regs standards

work. I also have a concern about the sewer pipes and if they have been taken into consideration as the proposed extension will be built on top of these or very close by. One more concern is the location of a deep well [redacted] close to the boundary line and proposed rear extension. The point I'm making is these concerns are a bit worrying and would like to make sure my property will not be effected in anyway by any of the building work carried out. Have any of these issues been mentioned in any of the proposed planning?	No public sewer across site; any works affecting a private sewer would need to meet current Building Regs standards; Works would be subject to Party Wall Act - Informative can be added
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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 In street scene terms the changes would include the hip to gable roof change, the application of dark grey cladding to the first floor front, and single storey forward extension including pitched roof porch, constructed of brick. A hip to gable conversion could potentially be undertaken as permitted development, and although no others in the immediate vicinity have done so, the set back and level difference is such that the change in roof profile would not lead to a direct 'terracing effect' overly harmful to the appearance of the street scene in this instance.

7.4 Due to the level changes and need to achieve internal level floors, the front would be built up with new steps to the enlarged porch and front door, making the development more dominant than on a flat site, and higher relative to number 58 to the west. However, given that its only single storey and has a 7m separation from the highway, the overall scale relative to 58 remains proportionate and not overly dominant to either 58 or the visual appearance of the street scene.

7.5 The use of dark grey cladding is also considered appropriate - whilst there are no other examples in the immediate vicinity, ie adjacent houses, within the wider area of Serpentine Road there are numerous examples of black and dark grey cladding used across first floor frontages and side elevations. The rear dormer is large, but other similar boxy rear dormers exist in the area - amended plans have been received reducing the size of the windows in the dormer, to overcome the original top-heavy

visual appearance of the dormer, to be more compliant with the Borough Design Guide SPD.

- 7.6 Overall the amended design and appearance of the proposal is deemed appropriate in context to the street scene 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 An extension having a similar footprint has previously been permitted under APP/19/00933 and this could still be implemented. This application is about 1m deeper (now totalling 12m) and has a shallow pitched roof added. Being single storey only then this side extension is not considered to be overly dominant or enclosing to the occupiers of number 58 and there are no windows in the western elevation. The existing shared outbuilding on this boundary would be made good internally and the half on the side of 58 would remain; this and number 58's other shed would partly act as a buffer and screen to the new development.
- 7.8 Due to the staggered siting the extension does fall within the 45 degree overshadowing zone as per Havant Borough Council Borough Design Guide SPD. But as noted in the assessment of APP/19/00933 a permitted development rear extension would also breach the 45 degree line. Due to the buffering effect of the outbuildings then it is again concluded that a reasonable outlook would be retained from the closest neighbouring windows at number 58, and the resulting degree of impact would not be so great as to constitute a defensible reason for refusal.
- 7.9 The proposed footprint of the rear extension, where adjacent the shared eastern boundary with number 60, is deeper than APP/19/00933 by 0.3m ie it is now 3.3m. This replaces an existing conservatory that has a depth of 3m and the additional impact is not considered to have any detrimental impact on the outlook or amenity of the attached dwelling.
- 7.10 With respect to the proposed roof alterations a new second floor side window would be inserted serving the stairwell, which could be conditioned as obscure glass to avoid any perception of overlooking. The rear dormer is large and includes two windows, one of which would be obscure glazed. Amended plans have been received reducing the size of the windows (principally to avoid the top-heavy dominant appearance of the dormer) but also reducing the perception of overlooking. Since dormer windows are common in the area, with the properties to the rear in Park Avenue having similar large dormers, then the presence of windows within the roof level is not unusual and their associated perception of overlooking. The proposed dormer would not materially increase that sense of overlooking and result in any additional loss of privacy in this built up area.
- 7.11 Overall, 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 property would be enlarged from 3 bedrooms to 4 and as such 3 on site parking spaces are required to meet the Parking SPD. An amended block plan and a specific

Parking Plan has been provided demonstrating that it is possible to provide 3 spaces at the front, together with the steps up to the front door. This would entail the further digging out of the banked front grassed area, together with a retaining wall, which is also indicated on the plan. The dropped kerb would also need to be extended, and an Informative can be added regarding this. The provision of the 3 spaces would meet the Parking SPD and policy DM13 hence there is no objection on highway grounds.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00083

(A) 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 & Block Plan Drawing Number 101 Rev B
Proposed Parking Plan Drawing Number 102
Proposed Plans Drawing Number 410
Proposed Second Floor & Roof Plans, & Section Drawing Number 411 Rev A
Proposed Elevations Drawing Number 510 Rev A

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the new second floor side window in the west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.