
Site Address: 5 Kingsdown Road, Waterloooville, PO7 6DW
Proposal: Single storey side extension to form double garage and workshop following the demolition of the existing conservatory and detached garage.
Application No: APP/21/01323 Expiry Date: 14/01/2022
Applicant: Mr Smith
Agent: Mr Andrews Case Officer: Julie Terzoudis
SDA Planning and Architecture
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a single-storey detached dwelling located at 5 Kingsdown Road, within Waterloooville. The site is set on a triangular plot, with an access point located adjacent to the south-eastern site boundary which is served by a block-paved driveway running to a detached garage, also set upon the south-eastern boundary.
- 1.2 The locality comprises predominantly detached single-storey dwellings and chalet-style bungalows, many with alterations and additions. Dwellings along Kingsdown Road incorporate large front setbacks which provide a wide, open nature for the street, coupled with green verge strips. Most dwellings provide for on-site parking allowing for a clear uncluttered appearance within the street.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for the demolition of the existing detached garage and side conservatory, and for the construction of a single-storey side extension to form a double garage and workshop.
- 3.2 The proposed works would be set on the eastern side elevation of the dwelling, extending out to encompass the footprint of the existing detached garage. A floor area of approximately 60 square metres would be created. The extension proposes a flat felt roof with a maximum height of 3.0m and would be finished in grey fibre cement cladding.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2019

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor P Bains - Hart Plain Ward

No comments received.

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: 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
- (iv) Highways and 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 The extension would be single-storey in nature and of a relatively low height and scale, however it is proposed in a highly visible location within the streetscene. It is

also considered that the mix of the existing buff brick and proposed grey cladding would be at odds with the existing character of the host dwelling. The existing open garden wall and screening vegetation would also be removed to facilitate the works, resulting in an even more prominent structure.

- 7.4 It is considered that, coupled with the loss of the open wall and vegetation screening, the proposed introduction of a dominant material (grey fibre cement cladding), which would contrast negatively with the existing buff brick and result in an incongruous introduction into the streetscene.
- 7.5 To enable officer support, a change was requested to a more compatible finishing material to reduce the visible dominance of the proposed extension within the streetscene. To allow consideration of an alternative material, a condition would be imposed on the approval requiring the submission and approval in writing by the LPA of a suitable material to be used externally on the building, prior to development works taking place.
- 7.6 The design and appearance of the proposal is deemed appropriate, subject to the agreement of a suitable finishing material, and is therefore considered to be acceptable and meets the requirements of Policy CS16 of the HBLP (Core Strategy, 2011). 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 The neighbouring occupier to the northwest of the site at No. 7 Kingsdown would be unaffected by the proposal as the development is wholly located on the eastern side of the host dwelling.
- 7.8 Due to the minor scale of the single-storey extension, the built relationship and the separation distance from the neighbouring dwelling, there would be no significant impact on the existing level of residential amenity enjoyed by the neighbouring occupiers to the southeast at No. 3 Kingsdown. It is also recognised that the proposed extension would replace an existing garage building located in the same position.
- 7.9 Consequently, it is considered that the proposal would 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, 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.10 No increase in bedrooms would result from the proposed works, therefore there would be no requirement for additional on-site car parking over and above that which is already existing and proposed as part of this application.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01323, 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:

Cover Letter - received 9 Dec 2021

Location Plan and Existing and Proposed Block Plan - received 20 Dec 2021

Proposed Elevations - received 20 Dec 2021

Proposed Floor and Roof Plans - received 20 Dec 2021

Existing Elevations - received 20 Dec 2021

Existing Floor and Roof Plans - received 20 Dec 2021

Existing Perspectives - received 20 Dec 2021

Proposed Perspectives 1 - received 20 Dec 2021

Proposed Perspectives 2 - received 20 Dec 2021

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.