
Site Address:	30 Laburnum Road, Waterloooville, PO7 7AX		
Proposal:	Erection of first floor side extension.		
Application No:	APP/21/00793	Expiry Date:	08/09/2021
Applicant:	Mrs Jarvis-Horn		
Agent:	Mr P Weeks	Case Officer:	Selina Donophy
	Endure Building Design		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey , semi-detached dwellinghouse located on the south east side of Laburnum Road, Waterloooville. This property has a pitched roof with cladding and brickwork to the elevations and a flat roof garage attached to the side. There is a porch to the front with a small area of hardstanding and a grass area forming an open boundary with the public highway. There is a mixture of dwelling types in the immediate area, with flats alongside single dwelling houses.

2 Planning History

None relevant

3 Proposal

Erection of first floor side 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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 a first floor side extension above the existing garage. This would have dimensions of approximately 4 metres width to match the garage (with some overhang of the roof) and a ridge height and depth both to match the existing dwelling. The roof would be pitched and the front facade would be set back behind the front elevation by approximately 1 metre. The set back is deemed appropriate as the mid terrace properties to the north east are slightly set back behind this property and no 40 which is the other end of terrace property. The proposed extension would create 2 additional bedrooms at first floor level, both served by windows to the front and rear elevations. There would also be alterations to the ground floor, with the garage area divided into two parts, with the rear section forming a utility and shower room with an additional window serving this room at the rear ground floor level.
- 7.4 As a result of this proposal there would be some loss of symmetry as no 40 to the north east is of the same existing design. Despite this, this terrace is not deemed to form a prevailing character in the streetscene whereby the proposed addition to the side would cause any significant harm. Whilst the ridge line is not set down as specified in the Havant Borough Design SPD, there would be some set back, and in this case this is deemed to be acceptable.
- 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 north east of the application site are nos 32-34 - this forms apartments and is the attached property. The proposed extension would be located on the other side and therefore is unlikely to cause any impact on amenity to this side.
- 7.7 To the south west is no 30A - this property is a two storey end of terrace and is separated from the application site by approximately 4 metres. On the side elevation of no 30A there is a landing window at first floor level and the extension is not judged to result in harmful overshadowing or overlooking to this property.
- 7.8 To the rear of the site is the Mill Hill Primary School. The additional rear window would not result in harmful additional overlooking as there are already windows at first floor level with the same views back towards the school from this row of properties.
- 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.

Parking

- 7.10 This proposal would result in 5 bedrooms which is an addition of 2 bedrooms from the existing 3. This bedroom number requires 3 parking spaces on site as specified in the Havant Parking SPD. These spaces have been shown on the block plan and whilst the parking would be tight, with the need for manoeuvre to access the middle space, the parking meets the space standards and is therefore deemed acceptable.

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/21/00793 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 and block plan uploaded on the 28.07.2021

Proposed elevations uploaded on the 28.07.2021

Existing and proposed roof plans uploaded on the 28.07.2021

Existing and proposed ground floor plans uploaded on the 28.07.2021

Existing and proposed first floor plans uploaded on the 28.07.2021

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 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.