
Site Address:	60 Privett Road, Waterlooville, PO7 5JW		
Proposal:	Erection of single storey rear/side extension following demolition of existing garage		
Application No:	APP/21/01227	Expiry Date:	24/01/2022
Applicant:	Mr Ross Withers		
Agent:	Mr G Allison	Case Officer:	Julie Terzoudis
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a single storey detached bungalow located at 60 Privett Road, in Waterlooville. An existing single garage and access point is located adjacent to the southern site boundary.
- 1.2 A mix of two-storey semi-detached and single storey detached dwellings line Privett Road with generous front setbacks. The front setbacks provide a wide, open nature for the street, coupled with green verges. Most dwellings provide for on-site parking allowing for a clear uncluttered appearance within the street.

2 Planning History

No relevant planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for the demolition of the existing garage and conservatory, and the erection of an integrated single storey rear and side extensions of varying height. The extensions would increase the floor area of the dwelling by approximately 50 square metres. Brick, render, and concrete tiles are proposed to match those on the main dwelling.
- 3.2 Significant internal configuration would also take place within the dwelling, increasing the dwelling from a three to four-bedroomed property. Five rooflights are also proposed to increase access to natural light.

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 Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

www.southernwater.co.uk/developing-building/connection-charging-arrangements

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 majority of the proposed development would be set behind the existing dwelling, with limited views available from the public highway. Although a portion of the extension would be visible standing directly in front of the property, no visual impact would result to the existing character of the streetscene.
- 7.4 The extensions proposed would not exceed the height of the host dwelling and of a scale and mass that would integrate successfully with the building. The development is single storey in scale and would remain subservient to the host dwelling, allowing for an increase in living space without increasing the height of the dwelling. The site can accommodate the increase in the footprint of the dwelling without impacting on the private amenity space to the rear. Matching materials of brick, render and concrete tiles promote solid integration of the extension with the main dwelling.
- 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, 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

- 7.6 The proposed works would bring built form a fraction closer to the neighbouring boundaries. Although it is recognised that the garage to be removed was built upon the boundary of No. 58 and that the proposed extension would now provide a 0.5m side setback.
- 7.7 Nevertheless, the development is single storey in scale and would not result in any overshadowing or overbearing impacts to either of the neighbouring occupiers at No. 58 or No. 62 Privett Road. It is also noted that the ground level of the adjacent dwelling to the south, No. 58, is approximately 0.2m higher than the application property.
- 7.8 The limited height of the proposed development removes the possibility of overlooking impacts being introduced and no privacy concerns are raised.
- 7.9 Consequently, it is considered that the proposed extension 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 also noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.10 The existing dwelling is a three-bedroomed property. The proposal development would result in a four bedroomed dwelling which would require the provision of a minimum of three onsite parking spaces in accordance with Havant's Car Parking SPD 2019.

- 7.11 The application proposes to demolish the existing garage and therefore an internal on-site car parking space would be lost. However, three external parking spaces would be retained on the existing drive and access road, meeting the minimum requirements of the Parking SPD.

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/21/01227, 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:

Proposed Plans and Elevations (Location and Block Plan) OP.3 Drw. No. SD-2160-00 Rev. A - received 15 Nov 2021

Existing Plans and Elevations Drw. No. SD-2160-02 Rev. A - received 29 Nov 2021

Proposed Plans and Elevations OP.3 Drw. No. SD-2160-01 Rev. C - received 29 Nov 2021

Cover Letter - received 15 Nov 2021

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.