
Site Address: 8 Jubilee Road, Waterloo, PO7 7RD
Proposal: Two storey side extension, and side/rear extension, raise roof height, changes to fenestration (Revision of Planning Permission APP/21/00008)
Application No: APP/21/00911 Expiry Date: 19/10/2021
Applicant: Mr D Newman
Agent: Mrs J Fox Case Officer: Joseph Toole
Critchley Architecture And
Design (CAAD) Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Jubilee Road is a two storey detached house with a detached double garage building to the side. The building is gable fronted and is narrow and long (approximately 4.5m width and 19.8m depth), positioned to the west side of the plot with its main windows facing east. The building is finished in render and (previously) hanging tiles to the first floor, with concrete roof tiles. The property has a single storey rear extension. The site has a long rear garden (approximately 40m in depth) with a mature oak close to the rear of the site.

Jubilee Road contains a variety of dwelling ages/designs but traditional in style.

The immediate neighbouring properties are no.6 Jubilee Road to the east, a semi-detached dwelling, and no.10a to the west, a detached dwelling (dating from the 1950's/60's) which is set back further in its plot than no.8 Jubilee Road.

This application is a revision to the approved permission under reference APP/21/00008 raising the roof height by approximately 0.75 metres at its highest point.

2 Planning History

98/55166/002 - Detached double garage to side (east), PERM, 19/03/1998
APP/21/00008 - Two storey side extension, and side/rear extension, raise roof height, changes to fenestration (REVISED DESCRIPTION, REVISED PLANS 15.03.21), PERM, 11/05/2021

3 Proposal

The proposal is to extend/remodel the house with two storey and single storey side extensions. The proposals would increase the height of the roof by part 1.5 m and part 1.25 m using a hipped roof form, and to the rear of this a cat slide roof, to connect the extensions to the existing building. This would be an increase from the approved APP/21/00008 by approximately 0.75 m.

The extension would be full two storey height to a depth of approximately 12.3m, then would be lower at the east side utilising a cat slide roof form to a further depth of approximately 4m. To the rear of this there would be a single storey extension connecting to the existing single storey extension, incorporating both into a flat roofed design. The proposal would alter the fenestration to the front, and would include the insertion of high level windows on the west facing elevation. Doors and a Juliet balcony are proposed to the rear elevation. The proposed materials would be white render to the existing gable front, the west elevation and the rear single storey extension, and cladding to the two storey side and rear extensions (Hardie Plank 'Slate Grey' colour). The windows are proposed to be white upvc (Georgian bar). The proposals would increase the number of bedrooms from 4 to 6 (2 within the roofspace). The areas to the front and side of the house would be for parking.

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)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No Comment.

Councillor Mike Seal
No Comment.

Councillor Peter Wade
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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Increase in roof height would dwarf surrounding properties	Please see Section 7.
Stealth planning	Each application is required to be considered on its merits.

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 provision
- (v) Impact on Trees
- (vi) CIL

(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. This application seeks to make alterations to the scheme granted permission under APP/21/00008, which remains as a extant permission and a viable 'fallback' for the applicant.

(ii) Appropriateness of design and impact on the character of the area

7.3 The extensions constitute a sizeable addition to the property utilising to the space to the side. There is additional visibility of the west side of the building given the set forward compared to no.10a Jubilee Road.

The existing building is narrow. Given this, and the variety in the street, it is considered that the additional width to the building can be accommodated within the street scene. A sufficient gap would remain between no.8 and no.6 Jubilee Road that the building would not appear cramped in the plot. The proposed finish to the dwelling is white render, and dark grey hardie plank cladding. It is considered that the cladding will appear acceptable, and is as approved under APP/21/00008.

Negotiation took place under APP/21/00008 to reduce the height of the resultant dwelling which was agreed. This application wishes to revert back to the original pitched roof design with an increase in the maximum height of the main roof by 0.75m compared to that previously approved. The resultant design would have a pitched and ridge roof having symmetry to the existing roof, rather than the 'crown' roof previously approved. Having due regard to the scale of the development granted approval under APP/21/00008, and giving consideration to the modest extent of the roof alteration proposed which pitches away from ground level, the amendments are considered on balance to be acceptable, notwithstanding the amendments secured under APP/21/00008. In reaching this conclusion it is noted that since permission was granted in respect of APP/21/00008, the Government has introduced new permitted development rights in respect of upward extensions to dwellings.

It is acknowledged that, as with APP/21/00008, the proposal would result in a significant change to the character and appearance of the existing dwelling, and increase in size; however overall it is not considered that the resultant dwelling would appear unacceptable within the context of the variety of dwellings in Jubilee Road having regard to Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.4 No.6 Jubilee Road is the adjacent property to the east.

No.6 is a 2-storey property with habitable accommodation in the roof space. The dwelling has been extended to the side and rear with a 2-storey extension built close to the side boundary with no.8 (under planning permission ref. 06/68632/002). The facing windows at no.6 are at ground floor an entrance hall (toward the front of the property) and two smaller high level windows serving a utility room and w/c, and at first floor a bathroom, and secondary window to a bedroom, and at second floor (within the roofspace) a stair window. The first floor and second floor windows are obscure glazed and top-light opening only (as required by condition under planning permission 06/68632/002).

Whilst the proposed extension would bring the built form of no.8 closer to no.6, and would be higher, a gap would be retained between the side elevations (approximately 3.4m) and the roof would hip away from the sides. Given that no.6 is 2 storey in height (extended by two storeys to the rear) and has no clear glazed facing windows, it is not considered that the proposal would have an unacceptable impact on outlook from no.6 or by being overbearing. Where the proposed extensions extend beyond the rear elevation of no.6 a cat-slide roof and single storey extension are proposed reducing mass and bulk.

Whilst the extensions may have some impact on light compared to existing, a gap would be retained between the built forms of no.6 and no.8, and the facing ground floor windows at no.6 do not serve habitable rooms -considered to be more sensitive. In addition, the first floor bedroom window at no.6 whilst to a bedroom, is a secondary window to the room. The gap and the reduction in mass of the extensions past the rear elevation of no.6 means that it is not considered that there would be an unacceptable loss of light to rear facing windows at no.6. The extension would not extend at two storey height beyond a 45-degree line in 'plan form' drawn from the centre of the of the nearest rear facing window at no.6 and thus would accord with guidance in the Councils SPD. As a result of the above factors, whilst there may be some impact it is not considered that there would be a significant adverse impact in respect of light loss to warrant the refusal of the application.

In terms of privacy/overlooking, the existing building at no.8 has windows to habitable rooms facing east (toward no.6). The proposed windows on the east facing elevation of the extensions would be closer than the existing, however facing windows at no.6 are obscure glazed or high level providing privacy and there is a boundary wall between the properties to the rear. The angle of view from the proposed side facing bedroom window into the garden space of no.6 would be very oblique, not considered to result in unacceptable overlooking impact. Whilst the proposed side facing en-suite window is still set back from the rear of no.6 - to minimise any impact it is recommended that this window is obscure glazed by condition. The proposed larger roof window facing east on the full two storey part of the extension only would be a lightwell only.

There is also a side facing roof window beyond the rear elevation of no.6. Whilst this is marked to serve an eaves store (not a habitable room), and would be at the angle of the roof, to ensure no potential future loss of privacy from this window it is also recommended that this side window is obscure glazed by condition.

Proposed windows on the rear elevation would face directly to the rear, not considered to result in unacceptable overlooking/loss of privacy.

Further to the above it is not considered that the proposals would result in unacceptable overlooking/loss of privacy to no.6 Jubilee Road.

No.10A Jubilee Road is the adjacent property to the west.

No.10A is set further back in the site than no.8 by approximately 8m. No.10A property has a mature tree to the front and hedging to the side close to the boundary with no.8.

The applicant has confirmed that there is a gap between the built form of no.8 and the boundary with no.10A, and that the hedging at no.10A can be retained during the works. The proposal would increase the height of the roof by 1.5m at its highest point.

Whilst there would be some impact from this increase, the roof would hip away from the boundary and overall, it is not considered that the proposal would result in an unacceptable overbearing or loss of light impact or change from the existing situation that would warrant the refusal of the application. The proposed extension would not extend at 2 storey height beyond the rear of no.10 and there is already a single storey extension at the rear.

There are a number of side windows proposed on the west facing elevation; however the proposed windows are all marked on the plans as being high level only. The existing hedging at no.10A would screen some of these windows to an extent to the front of no.10A. To ensure that no unacceptable impact in respect of overlooking/loss of privacy results it is recommended that these side windows (including on the single storey extension to the rear) are conditioned to have a cill height no less than 1.7m above the finished floor levels of the rooms. The proposed roof window to this side of the property would serve a stair well, not considered to result in unacceptable overlooking.

Proposed windows on the rear elevation would face directly to the rear, not considered to result in unacceptable overlooking/loss of privacy.

Properties to the front and rear are at a sufficient distance that no unacceptable amenity impacts are considered to result.

- 7.5 Consequently, it is not considered that the proposal would have an unacceptable impact on the amenities of the properties immediately adjacent to the application site and the properties opposite or to the rear, having regard to policy CS16 of the HBLP (Core Strategy).

(iv) Parking provision

The proposals would result in an increase to the number of bedrooms at the site from 4 to 6 (two in the roof space). The plans demonstrate a provision of 3 off road parking spaces which accords with the Council's Parking Standards. The proposal is therefore considered to be acceptable having regard to policy DM13.

(v) Impact on trees

There is a mature oak tree to the rear of the site, not in the vicinity of the proposed extension. A tree protection plan has been submitted, and in respect of APP/21/00008 the HBC tree officer raised no objection subject to a condition that the Tree Protection being in place prior to and during development taking place on site - to include any delivery of materials, exploratory works etc. Subject to this the proposal is considered to be acceptable having regard to policy DM8 of the HBC LP (CS).

(vi) CIL

7.6 The proposal is CIL liable.

8 Conclusion

- 8.1 The revised proposal is considered to be acceptable having regard to policies CS16, DM8, and DM13 of the Havant Borough Council Local Plan (Core Strategy) and is therefore recommended that planning permission is granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00911 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 20102-103
Proposed North and West Elevations 20102-521
Proposed South and East Elevations 20102-520
Proposed Floor Plans 20102-410A
Proposed Floor Plans 20102-411
Street Elevations 20102-523
Street Elevation: Mass and Bulk Study 20102-512A

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as specified on part 5 of the submitted application form and with respect to the proposed cladding it shall be James Hardie HardiePlank 'Grey Slate' Colour.

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 Prior to first occupation of the extension hereby permitted the window to serve an ensuite in the first floor on the side elevation facing east, and the roof window to serve an eaves store in the first floor on the side elevation facing east shall be fitted with 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.

- 5 All proposed windows in the the ground floor and first floor of the side elevation facing west shall have a cill height of no less than 1.7m above finished floor level of the rooms they serve.

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.

- 6 Prior to any demolition, groundwork, exploratory work, delivery of materials or construction commencing on site the erection of temporary protective fencing shall be installed to accord with submitted drawing 20102-102 (Tree Protection Plan) and the submitted 'Tree Protection Statement' published by the Local Planning Authority on 24.08.21. The fencing shall be retained throughout the course of works on the site.

Reason: To ensure no adverse impacts on trees results from the carrying out of the development having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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.