
Site Address:	32 Starina Gardens, Waterlooville, PO7 8QT		
Proposal:	Two storey side extension.		
Application No:	APP/21/01225	Expiry Date:	23/12/2021
Applicant:	Mr Dainty		
Agent:	Mr White	Case Officer:	Julie Terzoudis
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a two-storey, semi-detached dwelling located at 32 Starina Gardens, within Waterlooville. The site is set within a cul-de-sac, incorporating a significant setback from the public highway. The dwelling is located next to a throughfare in the form of an alleyway which provides access to Tuscany Way.
- 1.2 The locality comprises a mix of narrow, semi-detached, and terraced dwellings within a series of cul-de-sacs, with small open front gardens and modest back gardens.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for the construction of a two-storey side extension which would extend out to a depth of 2.5m from the south-eastern elevation. A set down of 300mm from the main roof is proposed, with a setback from the front elevation of 500mm.
- 3.2 The application proposes brickwork and tiles to match those on the existing dwelling.

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 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)
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 A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
It is important that the public footpath between 32 and 42 Starina Gardens is kept open at all times. The footpath provides access to the rear alleyway and gates to 42, 44, 46, 48 and 50 Starina Gardens and is used to bring out the waste bins for collection in Starina Gardens.	Comment noted. Access arrangements are a civil matter and are not a material planning consideration.

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 safety 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 proposed setdown from the main roof and setback from the front elevation are nominal, however the setbacks do allow some level of subservience to be retained to the main dwelling. The overall width of the extension at 2.5m is generally modest in scale and the design is consistent with the guidance as stipulated in the Havant Borough Design Guide 2011.
- 7.4 The extension would extend up to the south-eastern boundary where a pedestrian throughfare runs along north-south alongside. The introduction of built-form in this location could introduce a tunnelling effect, creating an oppressive space which may feel unsafe. Notwithstanding, the alleyway is short in length and the 'enclosed' section would only run for 6.9m. It is also noted that a streetlight is set to the rear of No. 42 and therefore the alleyway is well lit. The proposed extension would not be considered to result in any visual impacts or create an unsafe public environment.
- 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 extended part of the dwelling would bring built form closer to the neighbouring dwelling at No. 42 Starina Gardens. However, the existing alleyway provides a separation of 1.8m, and the extension would be located immediately opposite the neighbouring dwelling. Therefore, no overshadowing would occur to the open private amenity space to the rear.
- 7.7 A window is set on the north-western elevation of No. 42 which may experience a reduction in natural light from the proximity of the two-storey extension. However, the reduction in natural light would not be considered significant enough to cause amenity harm and warrant planning refusal. An existing window on the south-eastern elevation of No. 32 would also be removed, eliminating any established overlooking toward No. 42. It is also noted that the letter of objection received did not raise any amenity concerns with respect to the scheme. No residential amenity concerns are therefore raised from the proposed development.
- 7.8 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 2011).

(iv) Highways safety and parking

- 7.9 The existing dwelling is a two bedroomed dwelling. The proposed development would increase the number of bedrooms from two to three overall. According to the Havant Borough Parking SPD 2016, the requirement for on-site parking spaces is the same for a two or three bedroomed dwelling. As the number of bedrooms created does not exceed three, no additional on-site car parking spaces would be required.

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/21/01225, 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:

Existing and Proposed Plans and Elevations Drw. No. 001 - received 12 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.