
Site Address:	29 Liddiards Way, Purbrook, Waterloooville, PO7 5QW		
Proposal:	Double/ single storey rear extension.		
Application No:	APP/21/01266	Expiry Date:	03/02/2022
Applicant:	Mr R Nicholl		
Agent:	Mr P Davey	Case Officer:	Selina Donophy
	Mr P Davey		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, semi detached dwellinghouse located on the east side of Liddiards Way, Purbrook, Waterloooville. This property has brickwork to the elevations with horizontal white cladding to the front and rear elevations alongside hanging tile. To the rear of the property is a conservatory and a detached outbuilding with a flat roof.

2 Planning History

None relevant

3 Proposal

Double/ single storey rear 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 Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

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: 6

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 two storey and single storey rear extension following the demolition of the existing rear conservatory . The extension would be set at single storey level alongside the boundary shared with no 31 to the south. The single storey element would have a flat roof with a height of approximately 3.2 metres incorporating a lantern rooflight- it would have a depth of 3 metres and a width of 2 metres and would then step up into two storey level . The two storey extension would have an eaves height of 5 metres and a ridge height of 6.6 metres , set down below the ridge of the main roof. It would have a width coming level with the side elevation of the host dwelling and a depth of 3 metres level with the single storey extension. The extensions would create a kitchen and dining room at ground floor level served by bi-fold doors and a window to the rear elevation. At first floor level an additional bedroom would be created served by a first floor rear elevation window. Two new windows are also proposed to the side (north) elevation to serve a bathroom at ground floor level and bedroom 4 at first floor level. Proposed materials will match existing.
- 7.4 Many of the properties along Liddiards Way have been extended to the rear however this is predominantly at single storey level although no 27 adjacent has been extended at two storey level with a flat roof. Whilst the proposed rear extension would evidently add additional mass to the dwelling it is not considered this would result in an overdeveloped appearance . The extensions would be sited to the rear of the property and would not be a visible feature within the streetscene . It would be visible from the rear gardens/windows of surrounding properties however is not considered to be disproportionate to the host dwelling or character of the area.
- 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 of the application site is no 27 Liddiards Way .This property has been extended at two storey level to the rear . There is a 3 metre separation between these properties and whilst the two storey extension would project beyond the rear of no 27, it would not harmfully impact the light received by the rear window as it does not infringe upon the 45 degree line from the mid point of this window. Two new windows would also be proposed to the side elevation adjacent to no 27 where there is a first floor window on the side elevation at first floor level however the first floor window proposed would be set back behind this window and would not offer any direct views .
- 7.7 To the south of the application site is no 31 Liddiards Way which is the attached property. The first floor rear window which is closest to the site is not deemed to be harmfully impacted by the first floor extension- this comes close to the 45 degree overshadowing zone however due to the single storey set off this doesn't infringe upon this. In addition the siting of no 29 to the north reduces any potential impact on light.
- 7.8 To the rear (south east) of the site is no 74 Crookhorn Lane. There would be approximately 34 metres separation distance back to back between both properties which exceeds the minimum separation guidance as stipulated in the Havant Design Guide.

- 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.

(iv) Parking

- 7.10 This proposal would result in a total of 4 bedrooms on site which requires 3 parking spaces as specified in the Havant Parking SPD. These spaces could be accommodated on the hardstanding down the side of the property.

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/21/01266 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 elevations uploaded on the 09.12.2021
Proposed floor plans uploaded on the 09.12.2021
Block plan uploaded on the 26.12.2021
Location plan uploaded on the 24.11.2021

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.