
Site Address: 11 Winifred Road, Waterlooville, PO7 7TD
Proposal: Front two storey extension and single storey rear extension.
Application No: APP/21/00606 Expiry Date: 05/08/2021
Applicant: Mr P Yeates
Agent: Mr D Treagus Case Officer: Denise Sheath
 Derek Treagus Associates
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Winifred Road, Waterlooville, is a two storey detached dwelling, the external appearance of the property consists of brick to the ground floor elevations and white painted render to the all first floor elevations, the property is set back 10 from the highway with a shingle frontage with the availability for the parking of vehicles. The rear of the property consists of an laid to lawn garden area with outbuildings along the eastern rear side boundary.

2 Planning History

None relevant

3 Proposal

Front two storey extension and 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

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

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 7

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

(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 One element of the proposal is for the erection of a single storey flat roof rear extension following the demolition of the existing utility and sun room. The proposed rear extension would have a depth of 3m, spanning 8.8m the width of the rear elevation and have a maximum height of 3.3m, the proposal would be constructed with a k-render coat Ivory in colour, this element of the proposal would not be readily visible from the streetscene due to its location at the rear of the property.
- 7.4 The second element of the proposal is for a two storey extension to the north west front elevation of the property. The proposed extension would have a depth of 3.7m, and a 3.5m width bringing the extension inline with the existing porch, the proposed roof would have an eaves height of 5.3m and a maximum height of 7m with a pitched roof design, the proposed roof design would give a balance to the property as the north east front elevation also has a pitched roof design. The materials to be used in the construction would include face brick work to match the existing ground floor, with a k-render coat Ivory in colour to the first floor element. A proposed change to the material and colour of the roof tiles to the main roof of the dwellinghouse and two storey extension have been provided, the material is to be changed to a 'Marley Modern Slate Grey' roof tile. There is to be a canopy to in front of the existing porch area which would include the new roof tile to the canopy roof.
- 7.5 The proposed front alterations and new roof tile will be visible from the public realm, and will alter the appearance of the current property. However, the proposed front extensions are in proportion to the existing dwelling, and, due to the varying styles and designs of properties in Winifred Road, it is not considered that these would result in a detrimental impact on the character of the area. The property is also set approximately 10m back from the highway.
- 7.6 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

- 7.7 The proposal will have a distance of 31m to the side facing boundary of the neighbouring property to the front (No.1 Mark Court), this neighbouring property would be screened by the approximately 3.5m hedging along this neighbouring property's facing boundary. It is therefore considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The neighbouring properties to the rear (No.6-12 (evens) Freshfield Gardens) will have a distance in excess of 23m from their rear facing elevation to rear elevation of the proposed rear extension. Due to the distance it is considered that any impact upon these neighbouring properties would be minimal and acceptable.
- 7.9 Due to its location to the north west elevation the proposed two storey front extension would be partially visible to the neighbouring property to the east (No.9) the front

extension would have an approximate 8m distance to the side facing elevation. The proposed rear extension would have a 3m distance to the shared boundary which would be mainly screened by existing garage and lean to along this shared boundary. It is therefore considered that any impact would be considered minimal and acceptable.

- 7.10 The proposed front extension would have a 1m distance to the shared boundary with No. 13 and an approximate 4m distance from the side facing elevation, there are to be no windows or doors placed within the side elevation of the front extension which would eliminate any overlooking or loss of privacy concerns. The proposed rear extension will have a 2.5m distance from the shared boundary towards to the rear and a 4m distance from the facing elevation, there are to be no additional windows or doors inserted into the facing elevation of the rear extension. It is therefore considered the impact to this neighboring property from the proposed developments would be limited and acceptable.
- 7.11 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.

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/21/00606 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:

Application Form - Received 10 June 2021
Existing Ground Floor Plan and Location Plan - Drawing No. 21/142/01 - 10 June 2021
Existing First Floor Plan and Site Plan - Drawing No. 21/142/02 - Received 10 June 2021
Existing Elevations - Drawing No. 21/142/03 - Received 10 June 2021
Proposed Ground Floor Plan - Drawing No. 21/142/04 - Received 10 June 2021
Proposed First Floor Plan - Drawing No. 21/142/05 - Received 10 June 2021

Proposed Elevations including Proposed Materials - Drawing No. 21/142/06
Rev A - Received 27 October 2021
Email Confirming Materials - Received 27 October 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted hereby approved plans, or 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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.