

Erection of first floor side extension

**30 Laburnum Road, Waterloooville,
PO7 7AX**

PP-10026479



ENDURE
BUILDING
DESIGN

The site

The application property is a two storey, end of terrace dwelling on the south side of Laburnum Road with a tiled, pitched roof. On the side (south west) elevation is a single storey garage addition. At the front of the property is a front garden and hard standing. The property is of brick construction with some cladding detail.

To the south west is a neighbouring property (number 30a) of similar design and construction with one window in the flank elevation which serves the stairs/landing. The flank elevation of this property is set off the existing garage of the application property by around 4m.

Proposal

This application seeks approval for a first floor side extension over the existing garage. The extension would be finished with cladding boarding.

Pre-application advice

Pre-application advice was received from the Council on 25 February 2021. The advice advised that the principle of the first floor extension is acceptable and it is unlikely the proposal would have a harmful impact on the neighbouring dwelling to the south west.

The advice did, however, suggest that the design of the proposal is unlikely to meet the requirements of the adopted Design SPD in terms of its roof form.

Planning Justification

Design

Following the pre-application advice, alternative designs were explored in an attempt to provide an alternative roof form. This issue in this instance is the shallow pitch of the roof of the host dwelling and setting the ridge height of the extension lower would result in the eaves height set lower than that of the main dwelling which would look highly incongruous. A flat roof could be used, however, this would not follow the principles of good urban design.

The extension would be set in line with the existing side addition and would, therefore, be set back from the front elevation of the dwelling and would be discreetly located in a corner of Laburnum Road, not readily visible from the streetscene. This, in addition of the use of cladding at first floor level achieve a suitable level of subservience to the main dwelling as shown below with the same extension in brick construction. As proposed, notwithstanding the advice in the Design SPD, and in this instance, the extension would not have a harmful impact on the streetscene.



FRONT ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

Impact on neighbouring properties

Given the extension would be sited to the north of the number 30a, taking into account the separation distance and the flank window does not serve a habitable room of number 30a, there would be no harmful impacts on the occupiers of this property.

Parking

The application property would increase in bedrooms from 3no to 5no. The Havant Parking SPD advises that for a 4+ bed property 3no parking spaces should be provided outside of the Town Centre.

The submitted block plan shows that 3no. 2.4m x 4.8m parking spaces can be accommodated on plot. As such, the proposal meets the required standards. A suitably worded planning condition could be used to secure these spaces.