
Site Address: 6 Roundway, Waterlooville, PO7 7QA
Proposal: Two storey side extension with dormer to front, and single storey extension to the rear. Demolition of existing garage / store and amendment to boundary treatment to include a new gate access.
Application No: APP/21/00761 Expiry Date: 30/08/2021
Applicant: Mr & Mrs Richardson
Agent: Mr Davison Case Officer: Selina Donophy
 iDraw Limited
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is two storey, semi-detached dwellinghouse located on the west side of Roundway, Waterlooville. The application site is situated on a corner plot and has a detached garage to the rear which is located to the west of the rear boundary fence. The property has a catslide roof slope to the front elevation with a flat roof dormer and currently forms an open boundary with the road to the front, with fencing round the side and rear.

2 Planning History

None relevant

3 Proposal

Two storey side extension with dormer to front, and single storey extension to the rear. Demolition of existing garage / store and amendment to boundary treatment to include a new gate access.

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)

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

Developer Services, Southern Water

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

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections 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

Highways

The proposed gates are set back far enough from the junction. Seeing as the road is a quiet residential street, and wide enough for a car to pass, there would be no associated issues with the driver having to wait for the gates to open. Therefore, the Highway Authority would provide no objections, as long as the gates open inwards

onto the property.

Portsmouth Water Company

Thank you for consulting Portsmouth Water on this application- we have no adverse comments on this application from a groundwater quality protection perspective.

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 and access
- (v) 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.

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

7.3 This proposal comprises a two storey side extension on the north east side of the property. The extension would have a width of approximately 4.5 metres , a ridge height of approximately 6.8 metres and a depth matching that of the existing property. Towards the front it would have a catslide roof with a dormer and the rear would form a full two storey. This would then drop down to form to create a single storey extension with a rooflight and a depth of approximately 2.2 metres, a width spanning the two storey side extension and a height of 3.4 metres with a hipped back roof. At ground floor level the extensions would create a living room to the rear, with bi-fold doors to the side and rear elevation. Towards the front would be a wc and store room

with timber clad doors to the front elevation as well as a door to the side elevation serving the store room and a small window serving the wc to the front elevation. At first floor level would be a third bedroom towards the front and ensuite towards the rear , there would be windows on the front and rear elevations serving these rooms and no windows on the side elevation. Proposed materials include cladding to the front dormer to match the existing cladding on the front elevation , the remainder of the materials would comprise of brickwork and roof tile, both to match existing. A new gate access would also be added to the side boundary.

- 7.4 Due to the prominent location of this plot in the street , this proposal would be highly visible from the public realm and within the streetscene. The character of the area generally comprises detached and semi-detached two storey properties with an open feel created by wide verges and properties set back from the road. This extension would fill a space which previous was empty and contributing to the open character and would step forward of the building line of properties to the west. Whilst this may be the case , the extension would be set off the side boundary by approximately 1.5 metres, the front elevation would be set back although only by approximately 0.5 metres and the ridge line would be set below the main ridge, creating a generally subservient appearance which would , for the most part be consistent with the design principles as set out in the Havant Design SPD. The cat slide roof slope would be in keeping with the design of the host property and those in the immediate vicinity and the front dormer also would not be out of keeping with the roof scape of the area. Whilst the extension would result in some loss of the open aspect of the junction , this is not deemed to be substantially harmful to the character of the area to justify a refusal.
- 7.5 The proposal would result in some loss of garden space to the side . It is noted that the garage would be removed and this space re-integrated into the garden -whilst the depth of the garden does not meet size standards, the width does meet the standards at 12.8 metres.
- 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 To the south of the application site is the adjoining property, no 8 Roundway. The proposed two storey extension would be located away from this property. The single storey rear extension also would be sited away from this side and is unlikely to have any impact on neighbour amenity.
- 7.8 To the north of the application site is no 121 Roundway - there is approximately 20 metres separation distance between the properties , with the road running between them. There are no additional first floor windows proposed to the side elevation therefore the proposal is not deemed to impact the amenity of this property.
- 7.9 To the west (rear) of the application site is no 100 Roundway . There would be an additional first floor window however this would mainly have outlooks on to the road - in addition this would serve a bathroom.
- 7.10 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 and access

- 7.11 This proposal would result in no increase in bedrooms . The loss of the garage would result in a loss of parking space, although the hard standing would be retained to the rear providing one parking space. There is a space used for parking towards the front of the site. New gates would be provided which have been amended to now be inward opening following comments from the Highways Officer who have no objection to the proposal.

(v) CIL

- 7.12 This proposal would not result in more than 100 m2 floorspace and therefore is not CIL liable.

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/21/00761

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:

101 REV A Proposed floor, elevations and block plans
20.301.100 Location and existing plans

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.

