

Site Address: 10 Elderberry Way, Waterlooville, PO8 9BJ
 Proposal: Two story side extension following demolition of detached garage.
 Application No: APP/21/00276 Expiry Date: 03/06/2021
 Applicant: Mr Baldrey
 Agent: Case Officer: Tina Pickup
 Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached dwelling located on the south side of the road. It is constructed of red brick beneath a dark concrete tile roof and has some black cladding at first floor level. The 'front' door is actually provided in the side elevation and the front elevation has a blank brick wall to the side of the main bay. There is a side drive with flat roofed garage set back and the frontage is hard surfaced providing parking for 3 cars behind a low front boundary wall. The land slopes slightly down from the road to the south.

The similar surrounding semi-detached properties are aligned in a slight stagger such that the application site sits forward of number 8 to the west. This property also has a side drive and garage creating a sense of space and separation between the two storey elements in street scene terms. The first floor side elevation of number 8 has one small window. The attached dwelling to the east, number 12, has a two storey side extension approved under ref 00/64998/001 in 2000.

2 Planning History

None recent

3 Proposal

Two story side extension following demolition of detached garage.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

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

E22 (Amenity and pollution)

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

None necessary

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
None 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

(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 two storey side extension retains a 780mm side pedestrian access to the rear which also avoids the new flank elevation being too dominant to number 8. The proposal includes insertion of a front door in the front elevation, with new window above which would improve the visual appearance and balance of the dwelling. The two storey side extension includes an integral garage and is appropriately set back

from the front facade with ridge line stepped down slightly.

- 7.4 Overall the proposed two storey side extension would be appropriately subservient which would match a similar extension on the other half of the semi at number 12. It would also preserve some gap to number 8 and combined with the staggered siting it is unlikely that any terracing effect would result in any harm to the visual appearance of the area. The design and appearance of the proposal is therefore deemed appropriate in context to the host pair of semi detached dwellings and is 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

- 7.5 Due to the staggered siting the majority of the additional bulk would sit forward of number 8. The separation of their own garage and a large front porch would mitigate any adverse impact on outlook from their front living room. The proposal includes a 1.2m addition to the rear but this would not impact the rear garden area of number 8 at all.
- 7.6 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

- 7.7 The proposal results in a 4th bedroom and to meet the adopted Parking SPD, 3 on site parking spaces are required. The proposed integral garage is too small to park a car and as such cannot contribute to the 3 spaces. However the side drive and frontage is already hard surfaced and can accommodate 3 cars. There is therefore no objection on highway grounds.

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/21/00276

(A) 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:

Site Location Plan 1:1250

Block and Parking Plan Drawing Number 21/10ELD/102 Rev B

Existing and Proposed Plans and Elevations Drawing Number 21/10ELD/101 Rev A

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.