
Site Address:	28A Hambledon Road, Waterloo, PO7 7UB		
Proposal:	Two storey side extension.		
Application No:	APP/15/00266	Expiry Date:	14/05/2015
Applicant:	Mr & Mrs Dyer	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Daphney Haywood
	Martin Critchley, Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a 2 storey attached dwelling situated at the southern end of Hambledon Road near the Retail Park. This part of Hambledon Road is primarily residential in character comprising dwellings of varying design and siting. The neighbouring property to the north at No 30 Hambledon Road comprises a chalet bungalow set forward of No 28A and with a number of obscure glazed dormer windows facing the front garden to the application property. To the rear lies employment floorspace.

2 Planning History

None relevant.

3 Proposal

Two storey side extension. The plans have been amended to set the first floor further back and incorporate a sloping roof with a rear dormer window.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comment to this application. I would suggest that the Planning Authority ask for the retention of three parking spaces to conform to HBC parking standards.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

Whilst the first floor would be sited less than a metre from the boundary along part of its length, the property is set back in the street scene, and there is not a consistent building line. Additionally the adjacent property is not full two storey in height and hence the absence of a 1 metre gap to the boundary is not considered in this particular case to be detrimental to the street scene nor to result in a terracing effect, and the proposal is considered to comply with Policy CS16 1 c.

(iii) Impact upon residential amenity

The main impact relates to 28B and 30 Hambledon Road. In respect to 28B, which is attached to the south, the proposed extension would be sited nearly 6 metres from this boundary and the works are not considered to result in significant loss of light or outlook to No 28B.

Number 30 Hambledon Road, which lies to the north has a rear conservatory nearest the boundary and the first floor of the proposed extension has been set back to reduce the impact on the conservatory. The existing siting of No 28A, set back on its plot and lying to the south east of No 30, currently results in overshadowing of No 30. The proposed extension due to a reduced eaves height will not significantly add to this and will be seen in the context of the existing dwelling. As such the proposal is not considered to result in significant loss of light and outlook and is considered to comply with the requirements of Policy CS16 1e.

8 Conclusion

The proposal is considered to not to adversely impact the street scene nor the

neighbouring properties and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00266, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Location Plan 1510-201
Survey plans 1510-102 Rev A
Existing elevations 1510-401 Rev B
Proposed plans 1510-311 Rev C
Proposed elevations 1510-411 Rev C

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

- 4 The development shall not be brought into use until a minimum of 3 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 2012.