
Site Address: 98 Jubilee Road, Waterloooville, PO7 7RE
Proposal: Single storey rear and two storey side extension and rear dormer.
(Revised application).
Application No: APP/16/00389 Expiry Date: 16/06/2016
Applicant: Mr New
Agent: Case Officer: Bee Crawford
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a detached garage to the side. It has a slate pitched and hipped roof and elevations of red multibrick and pebble dash finish to the side and rear. The site is level and open to the front with vehicular access and an area of tarmac and shingle, with 1 metre high fences to the east and west. The rear garden is mainly laid to lawn with a patio area, a shed and shrubs with a 1.8 metre high fence to the western and northern boundaries and a 1.6 metre high fence to the eastern boundary.
- 1.2 The adjoining two storey property is to the west, a pair of two storey semi-detached properties are to the east, industrial units are opposite and a recreation ground is to the rear. The area is of medium density with a mixture of two storey semi-detached and detached dwellings and bungalows of similar and individual age, style and design and purpose built industrial units.

2 Planning History

APP/15/01377 - Single storey rear and two storey side extensions and rear dormer, permitted 28/01/2016.

3 Proposal

Single storey rear and two storey side extension and rear dormer. (Revised application).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

No adverse comment.

Engineering/Drainage, Havant Council

No observations.

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: 3

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 streetscene
- (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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, the property being around 4.5 metres away from the highway. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The existing distance between the eastern elevation of the application site and the western elevation of the neighbouring property is approximately 9.5 metres, and a gap of approximately 6 metres would be maintained between the two properties following the construction of the extension. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the east or the existing

streetscene. In this particular case it is considered there would be no merit in reducing the height of the ridge and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line.

- 7.5 The revised application is similar to that originally proposed under application APP/15/01377, although amended plans were subsequently submitted for this application following officer concerns with respect to the roof design and bulk of the rear dormer. However, it is considered the new gable would not be harmful to neighbouring properties or result in an unfavourable affect on the streetscene. There were officer concerns regarding the width of the dormer and amended plans have been submitted reducing this by approximately 1 metre, setting the window in further from the property boundaries. The extension is judged to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.6 The proposed two storey extension is to the eastern elevation of the property, situated approximately 1.3 metres from the property boundary. There are no side windows at first floor level or above and the door and window in the new garage will be partially screened by the existing boundary treatment. Whilst it is recognised the extension would result in a generous addition to the property, the remaining 6 metre distance between the properties is considered to be acceptable. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission.
- 7.7 There are no side windows to the single storey rear extension, which is approximately 0.15 metres in depth over the permitted development criteria, and no properties back on to the site.
- 7.8 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to the application site or the commercial units opposite, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00389 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed site layout and parking plan

Drg No 4261/1 Existing ground floor plan

Drg No 4261/2 Existing first floor plan

Drg No 4261/3 Existing elevations plan

Drg No 4261/4 Rev A Proposed ground floor plan

Drg No 4261/5 Proposed first floor plan

Drg No 4261/6 Rev E Proposed second floor plan

Drg No 4261/7 Rev E Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.