
Site Address:	35 Jubilee Road, Waterloooville, PO7 7RD		
Proposal:	Single storey side extension to form granny annexe.		
Application No:	APP/13/00672	Expiry Date:	16/09/2013
Applicant:	Mr Jenkins	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application consists of a detached dwelling with a pitched roof. The dwelling is a recent build (granted planning permission in 2006) but has been designed to both the front and rear to mirror the Victorian nature of the surrounding dwellings. To the front is a driveway. The level at the site is noted to decrease from east to west.
- 1.2 To the north is the highway of Jubilee Road with two storey terraced dwelling located beyond. To the east is a large detached dwelling located at a slightly higher elevation to that of the application site. To the south is the side elevation and garden of a detached two storey dwelling a 1.8m fence forms the boundary. To the west is Muriel Road, a 1.8m fence and hedge forms the boundary.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a single storey side extension with a hipped roof. Due to the size/shape of the garden the extension forms a triangle shape, with the widest section to the rear tapering to the narrowest width at the front.
- 3.2 The proposal is indicated to be used as granny annexe and includes a bedroom, bathroom and living area.
- 3.2 A bay window is proposed to the front, similar to that of the existing dwelling. high level windows are proposed to the side and doors to the rear.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 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) Effect on neighbours
- (iii) Effect on the character of the streetscene and the existing dwelling

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

6.3 No.35 Jubilee Road occupies a corner location, flanked by two roads, Jubilee Road to the north and Muriel Road to the west. The impact to neighbours resulting from bulk to the north and west is therefore limited due to the extent of separation from the highway. To the south the proposal is separated from the neighbouring dwelling by the full length of the garden of no.35. This distance combined with the screening from the 1.8m fence is unlikely to lead to an overbearing form of development.

6.4 Two windows are proposed to the side facing elevation. It is likely that these windows will be partially screened by the boundary treatment. If some overlooking to the west does exist it is likely to be limited due to the size of the windows. The relationship between the extension and the dwelling opposite is no different to two dwellings facing each other separated by a road. It is unlikely that the windows would result in a loss of privacy.

(ii) Effect on the character of the streetscene and the existing dwelling

6.5 From the front elevation the dwelling appears very narrow, with the pitched roof leading to a very quaint looking dwelling. The extension with a hipped roof may slightly alter the appearance of the dwelling however ensuring materials match it is not considered that this will lead to a detrimental impact to the character of the dwelling.

6.6 This section of Jubilee Road and Muriel Road is characterised by two storey dwellings with pitched roofs. Although most remain fairly original from the front most have been

extended in some way leading to some variation in size and to some extent in design. It is unlikely that the proposal would lead to an adverse impact to the character of the streetscene despite the prominent location.

7 Conclusion

- 7.1 Due to the siting of the proposal and this relationship to neighbouring dwelling it is unlikely that there will be a negative impact. The design and appearance, although not exactly in keeping with that of original dwelling is unlikely to lead to an adverse impact on the character of the house or that of the streetscene.
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8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00672 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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.
- 3 The side extension hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received to the Council 22nd July 2013
Block plan received to the Council 22nd July 2013
Existing front elevation drawing number EX-003 received to the Council 22nd July 2013
Proposed front elevation drawing number TAD-003 received to the Council 22nd July 2013
Existing rear elevation drawing number EX-002 received to the Council 22nd July 2013
Proposed rear elevation drawing number TAD-004 received to the Council 22nd July 2013
Existing side elevation drawing number EX-004 received to the Council 22nd

July 2013

Proposed side elevation drawing number TAD-005 received to the Council
22nd July 2013

Existing ground and first floor plan drawing number EX-001 received to the
Council 22nd July 2013

Proposed ground floor plan drawing number TAD-006 received to the Council
22nd July 2013

Existing roof plan drawing number EX-003 received to the Council 22nd July
2013

Proposed roof plan drawing number TAD-002 received to the Council 22nd
July 2013

Proposed section drawing number TAD-001 received to the Council 22nd July
2013

Reason: - To ensure provision of a satisfactory development.