
Site Address:	110 Jubilee Road, Waterloooville, PO7 7RG		
Proposal:	Single storey extension (Re-submission).		
Application No:	APP/13/01226	Expiry Date:	06/02/2014
Applicant:		Team:	Team 2
Agent:	Mr Winter-Rimmer	Case Officer:	Richard Nash
	SWR Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey semi-detached dwelling of traditional design, constructed of brick with a tiled roof and located within a reasonably sized plot on the northern side of Jubilee Road, to the north of its junction with Aston Road. The site is bounded by fencing to all its rear boundaries, with the exception of a short length to the northern side, where a detached flat roofed outbuilding adjoins a similar outbuilding serving the adjoining dwelling, across a staggered boundary. There is hedging to the front boundary of the site with the public highway, but the front side boundaries are currently open. The site lies within a row of similar properties, to the rear of which is Waterloooville Recreation Ground. Large scale commercial properties are located on the opposite side of Jubilee Road.

2 Planning History

APP/12/00953:
Single storey side extension. Approved.

3 Proposal

The current application proposes a single storey extension and bike port to the side and rear of the dwelling. The proposal is similar to that approved under APP/12/00953, with the exception of the bike port.

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 Statutory and Non Statutory Consultations

Property Services Manager:

No Comment.

Hampshire Biodiversity Information Centre:

Provided confidential advice relating to wider locality.

NB: Given that the proposal would be located entirely within the curtilage of an existing residential property, it is considered unlikely that biodiversity interests would be compromised in this case.

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: None

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 on application site
- (iii) Impact on street scene
- (iv) Impact on neighbouring amenities

(i) Principle of development

The principle of a single storey extension to the dwelling was established under the planning permission (reference: APP/12/00953). The only change to that proposal is the addition of a proposed bike port, which is considered in more detail below.

(ii) Impact on application site

The proposed bike port would be sited at the front of the proposed extension and would effectively continue its lines to a point in line with the front elevation of the existing dwelling. Overall the proposal would still appear as a complementary and subservient addition to the dwelling and a good degree of external amenity space would be retained at the property. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site, provided that suitable materials are used in its construction.

(iii) Impact on street scene

Because of the angled siting of the dwelling, the proposed bike port would render the proposal more visible within the street scene. However, the elevations of the extension would be set back from the front boundary of the property by a reasonable distance (and in line with the front elevation of the existing dwelling), and would still be viewed

from the public highway as a relatively low and narrow feature between two dwellings. It is therefore considered that the proposal would not have a material impact on the character or visual amenity of the street scene.

(iv) Impact on neighbouring amenities

As noted above the proposed bike port would effectively continue the lines of the previously approved extension, which it was considered would not have a detrimental impact on the amenities of occupiers of neighbouring properties. Overall, the proposal would partly replace an existing outbuilding. The proposal would result in a relatively minor increase in bulk, particularly as views from the neighbouring dwelling would be largely backdropped by the existing dwelling. A proposed effective increase in height would mainly result from the provision of a low pitched roof, which would be an improvement in design terms over the existing situation. Due to its scale and its position in relation to the existing dwelling, it is considered that the proposal would not result in any significant increase in shadowing or sense of overbearing to the adjoining property. The proposal does not include any windows facing in this direction, and future changes to this situation should be controlled by way of a planning condition, in order to prevent potential overlooking.

8 Conclusion

The proposed single storey extension would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site, the visual amenity of the street scene or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01226, 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:

1003/100 Revision C (Location and Block Plans)
1003/102 Revision D (Proposed Elevations and Plans)

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, 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the northern or western elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.