
Site Address:	174 London Road, Waterlooville, PO7 5SP		
Proposal:	Single storey and first floor rear extensions.		
Application No:	APP/13/00480	Expiry Date:	15/07/2013
Applicant:	Mr & Mrs Holliss	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling, with pebble dashed walls and hipped pantiled roof. The dwelling has been extended at a single storey level to the rear with detached garage/store in the rear garden with vehicle access to the side. There is additional off road parking to the front of the site with vehicular access onto London Road at the front.

The area is residential in nature, with similar style and sized dwellings along this section of London Road. Next door neighbour 176 is used as a residential care home for the disabled.

The site is located within the settlement boundary of Waterlooville in close proximity to Waterlooville town centre.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a part two storey part single storey rear extension following the removal of the existing single storey rear extension.

The single storey extension would extend 5m in depth, which is the same depth as the existing extension. It would have a flat roof, the same as the existing structure, although it would be 0.1m higher than the current structure.

The two storey element of the proposal would extend 2.6m from the rear elevation of the original dwelling, with hipped roof. The eaves height of the two storey extension would match those of the original dwelling (5.1m). The ridge height of the extension would be 7.5m some 1.1m lower than that of the host dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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

None

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

It is considered that the only neighbours that would be affected by the development proposed are the immediate adjoining neighbours 172 and 176 London Road. 176 is set lower down than the application site but is separated by the driveway of 174 in addition to their own. 172 is at a similar level to that of the application site.

In respect of the development proposed it is considered that the replacement single storey addition would have a neutral impact being no more harmful than the existing structure. In respect of the two storey rear extension, whilst there would be an increase in built form it is considered that the height and depth of the structure pays due regard to the impact on the adjoining neighbours and would respect the 45 degree rule in relation to overbearing effect and overshadowing of neighbouring habitable room windows.

It is therefore considered that the impact of the development on neighbour amenity, particularly that of the two storey rear extension, would not be to an unacceptable

degree and would not materially harm the residential amenities of the immediate neighbours by reason of overlooking, loss of privacy, overshadowing, overbearing effect and loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development proposed relates to extensions to the rear of the dwelling. The existing dwellinghouse is set back from the London Road frontage and although elevated has no discernible views from the street scene to the rear of the dwelling. It is therefore considered that the development would not have an impact on the character and appearance of the area. Notwithstanding this position the extension is subservient to the host dwelling and is appropriate in size and design. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00480

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 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed in the first floor side elevations of the two storey rear extension, hereby permitted, 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 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 1:1250

Block Plan - Drawing No: 3829/500

Roof Plan - Drawing No: 3829/200

Existing Floor Plans - Drawing No: 3829/1

Existing Elevations - Drawing No: 3829/3

Proposed Floor Plans - Drawing No: 3829/2 - Rev.A

Proposed Elevations - Drawing No: 3829/4 - Rev. A

Cross Section - Drawing No: 3829/5

Reason: - To ensure provision of a satisfactory development.