
Site Address:	84 Stakes Hill Road, Waterloooville, PO7 7LE		
Proposal:	Single storey rear extension and front porch. (Revised application).		
Application No:	APP/13/00703	Expiry Date:	10/09/2013
Applicant:	Mr & Mrs Kerry	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Stakes		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 84 Stakes Hill Road is a single storey detached dwelling which is brick built with a concrete tile roof. The dwelling has onsite parking for at least two cars on an area of block paving to the front of the dwelling and has a good sized rear garden enclosed by a 1.8 CBF. The adjacent neighbour to the north west has not been extended to the rear and the adjacent neighbour to the south east has a detached single garage adjacent to the shared boundary and has been extended by means of a built up gable to the original roof.

2 Planning History

APP/12/00044

Single storey rear extension and front porch - Permitted 13 March 2013.

3 Proposal

- 3.1 This application seeks permission for two separate additions to the property:
- (i) A single storey rear extension across the full width of the dwelling and extending approximately 4.8m in depth. The extension would feature a hipped and pitched roof, tying into that of the host property (approximately 5.6m high).
 - (ii) A front porch of 1.2m in depth across part of the front elevation, with a pitched roof.
- 3.2 In overall terms this application seeks to gain consent for plans that were initially submitted for the previous planning application APP/12/00044. Amended plans were submitted during the course of that earlier application which reduced the mass of the proposed rear extension in the light of officer concerns about bulk and impact on the neighbour to the north west - in particular adopting a reduced ridge height double pitched roof (maximum ridge height approximately 4.2m) for the rear extension. This revised application the subject of this report reverts to the superseded plans initially submitted for the planning application.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Havant Borough Local Plan (Core Strategy) 2011

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: 6

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) Design and effect on streetscene
- (iii) Effect on residential amenity

(i) Principle of development

7.1 The dwelling is within the urban area and as such further development is acceptable in principle, so long as it accords with the development control considerations as assessed below.

(ii) Design and effect on streetscene

7.2 The front porch element of the scheme remains unchanged from the scheme permitted under previous application APP/12/00044 - at that time it was considered that on the grounds of the impact on the streetscene, the porch would be subservient in scale and in keeping with the style of the dwelling. It would re-orientate the existing main entrance from the side of the dwelling house to the front which is preferable in both design terms and from a crime safety point of view.

7.3 The proposed amended rear extension would not be significantly visible from the surrounding public realm and furthermore in general design terms it is considered to be acceptable - reflecting, as it does, the scale, materials and proportions of the host

dwelling.

(iii) Effect on residential amenity

- 7.4 It is not considered that the front porch element would be detrimental to the surrounding residential amenity; it is set sufficient distances from the adjacent residential dwellings and is small in scale.
- 7.5 With regard to the rear extension, the submitted scheme includes a 4.8m depth pitched roof rear extension which it is considered will have an adverse impact on the adjacent residential dwelling to the north west (No.82 Stakes Hill Road). This adjacent dwelling is single storey and has not been extended to the rear - its rear garden is enclosed by typical garden fencing with no significant natural screening to mitigate the impact of the new work proposed. As a consequence the full bulk of the proposed extension's depth and height, (which continues the existing ridge height of 5.6m for a depth of 4.8m), will impact the outlook from the rear of this neighbouring dwelling and will appear overbearing to the adjacent occupiers from the main habitable room to the rear of their dwelling, as well as the immediate garden area. In this respect it is considered that the development is contrary to the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, whereby criterion (e) requires new development to *"not cause unacceptable harm to the amenity of neighbours."* The development also conflicts with the guidance on rear extensions in the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 which again (at para 5.41) requires rear extensions to have *"particular regard to neighbouring properties and should not cause an adverse effect."*
- 7.6 It is not considered that there would be any adverse impact on the dwelling to the south east due to the existing extensions to this dwelling and the single detached garage adjacent to the shared curtilage.

8 Conclusion

- 8.1 Whilst the design of the extension in isolation is acceptable and the impact on the neighbouring property to the south east is limited and again acceptable, it is concluded that these considerations are outweighed by the significant harm caused to the amenity of the neighbouring property to the north west (No.82) by the extension as proposed. The previous application (APP/12/00044) secured amendments to the proposal to offset this harm by substantially reducing the bulk and roofscape of the proposal. Notwithstanding the absence of expressed objection to the current proposal, the application is recommended for refusal.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/00703 for the following reason:

- 1 The proposed development would result in an excessive building bulk adjacent to an existing residential property (No. 82 Stakes Hill Road), detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework 2012, and the guidance contained within the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011.