

74 Hambledon Road, Waterlooville, Hampshire, PO7 6UP

Site and surroundings

Comprises a detached chalet bungalow and gardens located on the north side of Hambledon Road. Vehicular access is via the main Hambledon Road through to a cul-de-sac that runs parallel to the main road. Dwellings within this cul-de-sac are varied in terms of age, design, external materials and scale.



Figure 1. The frontage including driveway.

Relevant planning history

On 23 February 2000 conditional planning permission (LPA Ref: 00/65827/000) was granted for a rear extension and rear dormers. It would appear this work was carried out.

Designations

The application site does not include any buildings that are either statutory or locally listed. The location is not a conservation area and there are no tree preservation orders covering the site. The site is located within a designated urban area where development in principle is considered acceptable.

The proposal

To construct a side/rear extension and raising of the roof to increase first floor accommodation. In addition a front porch is proposed.

Amount

Without compromising the amenities of nearby dwellings it is considered the extensions proposed are reasonable and would retain a good size garden and sufficient off-street car parking.

Scale

Many dwellings in the locality are two storeys, including No.76. As such the increase in height proposed is considered entirely appropriate for the location.

Layout

The internal arrangement and resultant accommodation would be improved by way of the proposed extensions. Levels of natural light and ventilation would be increased benefitting the well-being of the occupants.

Appearance

There is no established design precedent to follow in this part of Hambledon Road. Compared to the existing situation it is considered the application proposals would result in a more integrated and attractive appearance.

Access

The vehicular access would remain as existing with parking on-site for at least three vehicles.

Residential amenity

The proposals have been carefully conceived to ensure that neighbouring residents' amenities would not be impaired. It should be noted that No.72 is a good distance away from the proposed side/rear extension. Furthermore the side facing bay window at No.72 appears to be glazed in obscure glass. No.74A is located to the rear of the application dwelling but the rear part of the proposed extension would not affect negatively the light penetration into windows of No.74A which are primarily located to the rear. The nearest east facing window to No.74A appears to be a bathroom and is glazed with obscure glass. In respect of No.76 the increase in height proposed would not, it is considered, impact negatively on the amenities enjoyed by the occupants of this dwelling, No.76 is a full two-storey dwelling.



Figure 2. Rear of application dwelling and relationship with No.74A.



Figure 3. Neighbouring dwelling, No.72.



Figure 4. Neighbouring dwelling, No.76.

Flood risk

The application site falls within Flood Zone 1 and therefore is considered to be at low risk of flooding.

Planning policy

The Council's adopted Core Strategy includes a number of policies that are relevant to this application, as follows:-

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

Policy DM13 concerns car parking and cycle storage for residential development.

Policy DM10 covers all situations where pollution may occur in respect of new development.

The Pre-Submission Havant Local Plan 2036 was approved by the Council in January 2019 and has some relevance to the application proposals but must be given limited weight as it is not yet an adopted plan. The following policies are pertinent:-

E1 – High Quality Design

Requires all aspects that contribute to design quality to be included in new development and in particular the existing character of the area should be taken into consideration.

E20 – Drainage Infrastructure and New Development

Re-using rainwater through a SUDS system can help to reduce water usage and consequently demand.

E22 – Amenity and Pollution

The need to reduce pollution and improve amenity for residents is a key part of this policy.

H1 – High Quality Homes

Well-designed homes with natural ventilation, adequate rooms sizes and proportionate gardens are encouraged in this policy.

The Havant Borough Design Guide provides advice in respect of dormer windows (Page 38). There is reference to the need to avoid dormer windows dominating the roofscape. However, it is considered that the first floor accommodation proposed should be viewed as an extension rather than dormers within an existing roof. The entire existing roof would be removed and re-constructed to form a distinctive architectural composition that would uplift the design quality of both the application dwelling and local area.

It is considered the proposed development would be compliant with relevant advice in the NPPF which confirms a presumption in favour of sustainable development. Chapter 12 is about good design. Paragraph 127 is most relevant to the application proposals as it requires development to optimise the potential of sites and create visually attractive development. It is considered that the application proposals would result in a good quality development that would enhance the character and appearance of the locality.

Assessment

The proposed development would be sustainable, as defined in the NPPF, and would result in a good quality dwelling making more effective use of the application site than exists at present.

The scale, design, layout and external materials would be appropriate for this location, which contains a variety of dwelling types many of which have been extended and altered.

The application proposals would not cause any significant amenity issues for nearby residents.

Car parking would be retained to the Council's standards.

Conclusion

It is respectfully requested that planning permission should be granted for this sustainable and appropriate development.