

DELEGATED OFFICER REPORT

PROPOSAL	Two storey side extension
LOCATION:	11 Liddiards Way, Purbrook, Waterlooville, PO7 5QW
REFERENCE NO:	APP/25/00574
APPLICANT:	Mr & Mrs Ramsey
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	14/11/2025
APPLICATION EXPIRY DATE:	29/08/2025
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the east side of Liddiards Way. This property has a tiled, pitched roof with stone, brickwork and hanging tile to the elevations. There is a detached garage set back towards the rear and side of the main dwelling and a hard standing to the front allowing for on site vehicular parking alongside laid lawn.

2. Planning History

Planning Application - APP/20/00071

Planning Application - APP/25/00574

3. Proposal

Two storey and single storey side extension

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 – Car & Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: NA
Conservation Area: NA

5. Statutory and Non Statutory Consultations

None relevant

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 7

Material planning considerations are addressed in Section 7.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a two storey side extension and single storey rear extension . The two storey extension would have a pitched roof with a width of approximately 2.8 metres which would come up to the side boundary. Height and depth would come level with the existing house. The internal space would allow for a garage at ground floor level accessed via a garage door to the front elevation. At first floor level the space would create an enlarged bedroom 1 and a bedroom 4 to the rear elevation, both served by windows to the front and rear elevations.

7.4 The proposal also includes a single storey rear extension which would come level with the existing rear extension in depth and height and also coming level with the side boundary. This would create a study to the rear served by a rear elevation window.

7.5 Proposed materials include tile hanging, brickwork and roof tile to match existing.

7.6 The proposal would come alongside the side boundary of the site and is contrary to the Havant Borough Design Guide in some respects in that the front elevation is not set back behind the existing front façade and the roof ridge also is not set down to create a subservient appearance. That said, in this instance there is a prevailing pattern of development within the streetscene whereby other properties have been developed in a similar manner with this design of two storey or first floor side extension. The width of the extension proposed is relatively modest and overall the proposal is considered to be in keeping with the host dwelling and character of the area. Materials would be in keeping with the host dwelling which would add to the coherence of the addition with the main house.

7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.8 To the south of the application site is no 13 Liddiards Way. No 11 is sited slightly forward of no 13 and there is approximately 2.5 metres separation distance between the two properties. The proposed two storey extension would not infringe upon the 45 degree line taken from the mid point of the front elevation windows at no 13 and therefore the proposal is not considered to result in harmful overshadowing to these windows. There are no side elevation windows at no 13 to be impacted. For this reason, the impact on no 13 is considered to be acceptable .

7.9 To the north of the application site is the attached property , no 9 Liddiards Way. The proposed works would be taking place to the other side of no 11 and therefore are not deemed to impact no 9.

7.10 To the rear of the application site is no 60 Crookhorn Lane and the rear of the Centurion Pub. There would be over 45 metres separating the rear elevations of no 11 and no 60 and this considerable distance is judged to mitigate against any potential for overlooking, noting that there are existing first floor rear elevations to the rear elevation of no 11 already.

7.11 To the front of the application site are nos 12-16 Liddiards Way. There would be 30 metres between the front elevations of these properties and no 11 and, noting the existing front elevations at first floor level, the proposal is not deemed to have any harmful overlooking impact .

(iv) Parking

7.12 The proposal includes 4 bedrooms and therefore this requires 3 on site parking spaces. An internal garage space is supplied however this does not meet the required dimensions of 3 x 6 metres as specified in the Havant Parking SPD. The applicant has subsequently provided a parking plan showing that 3 spaces will be provided to the front of the property- these spaces meet parking standards dimensions.

8 **Conclusions**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the street scene, and in parking terms is acceptable. Therefore the proposal is considered to be appropriate and recommended for approval.

9. **RECOMMENDATION:**

That the Development Manager be authorised to Approve with conditions for application APP/25/00574

Conditions:

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Parking plan (sheet 4 rev 1)
Existing and proposed elevations (sheet 3 rev 1)
Existing and proposed ground floor plan (sheet 1 rev 1)
Existing and proposed first floor (sheet 2 rev 1)

Location, block, existing and proposed ground floor (sheet 1 rev 1)

Reason: - To ensure provision of a satisfactory development.

3) Matching Materials

The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4) The car parking, cycle store, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and
Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You were updated about issues after the initial site visit,

Your application was acceptable as submitted and no further assistance was required.