

30 WALKER ROAD PORTSMOUTH PO2 8PQ

CONSTRUCTION OF TWO STOREY SIDE EXTENSION (INCLUDING ROOFLIGHTS TO FRONT AND REAR, AND SOLAR PANELS TO FRONT ROOF SLOPE) AND WITH SINGLE STOREY LEAN-TO CANOPY.

WEBLINK TO DOCUMENTS:

[24/00051/HOU | Construction of two storey side extension \(including rooflights to front and rear, and solar panels to front roof slope\) and with single storey lean-to canopy. | 30 Walker Road Portsmouth PO2 8PQ](#)

Application Submitted By:

Mr Gavin Page
GRP Architectural Design

On behalf of:

Mr & Mrs Best

RDD: 15th January 2024

LDD: 18th March 2024

1.0 SUMMARY OF MAIN ISSUES

1.1 This application is brought to the Planning Committee for determination due to the applicant being an employee of the Council.

1.2 The main issues for consideration relate to:

- Design
- Impact upon residential amenity

1.3 SITE, PROPOSAL AND RELEVANT PLANNING HISTORY**1.4 Site and Surroundings**

1.5 The property comprises a two storey, brick faced, slate and tiled roof, end of terrace dwellinghouse fronting Walker Road and backing on to Tipner Road. The area is predominantly residential with the exceptions of Stamshaw Junior School to the north-west and Alexandra Park and its sports and leisure facilities to the north-east.

1.6 The Proposal

1.7 The application seeks planning permission for the construction of a two storey side/front extension (which would include rooflights to the front and rear, and solar panels to front roof slope) and with single storey lean-to canopy (see Figure 1 below for proposed elevations).

1.8 The extension would provide a garage at ground floor level, and an additional bedroom and new, larger bathroom at first floor level.

1.9 Externally the first floor of the proposed extension would be clad in vertical metal panels with a projecting standing seam, with matching face brickwork at ground floor level. Grey aluminium UPVC windows would match those existing on the front elevation.

- 1.10 The application initially included a rear dormer which incorporated a covered recessed balcony - these elements of the scheme were considered incongruous features in the context of the area and were subsequently removed from the application by the applicant. The roof space would be served by rooflights and a window within the gable end and the Agent has advised that the proposed second floor would be a loft space which would be accessed by the existing loft ladder.

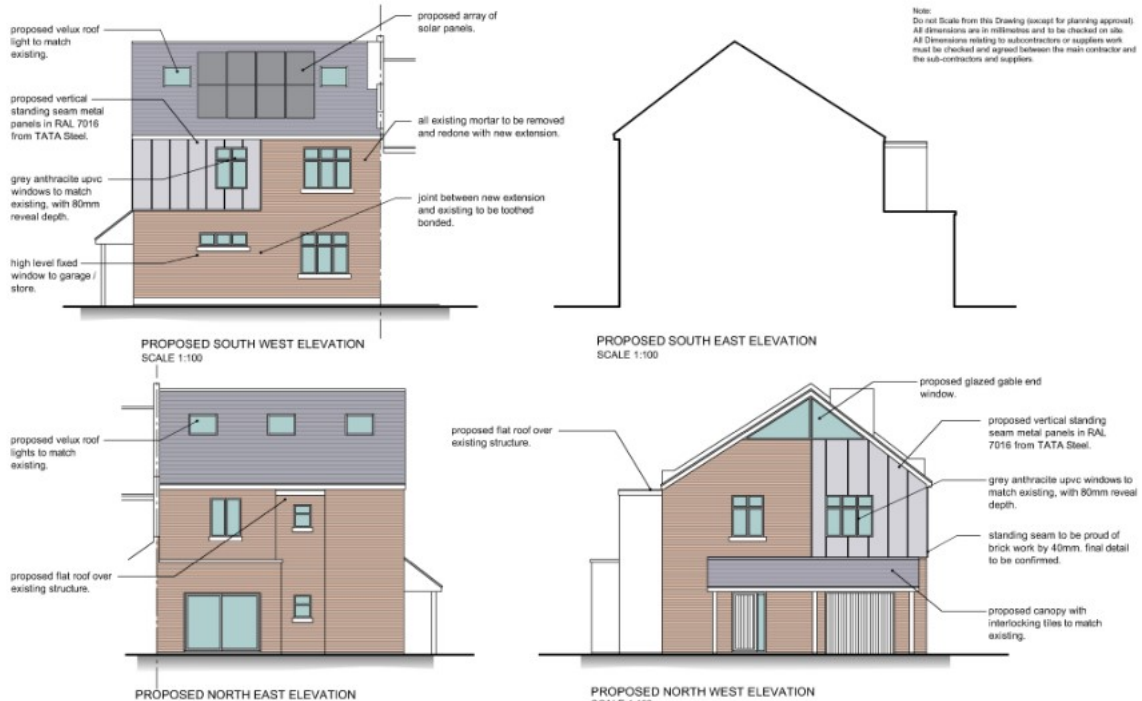


Figure 1: Proposed elevations

1.11 Relevant Planning History

1.12 None relevant.

2.0 POLICY CONTEXT

2.1 Portsmouth Plan (2012):
* PCS23 (Design and Conservation)

2.2 Pre-Submission Portsmouth Local Plan 2020-2040:

The draft Pre-Submission Portsmouth Local Plan 2020-2040 was approved at full council on 28 May 2024. The relevant policies would include:

- Core Policy PLP1: Design

Having regard to the NPPF paragraph 48, limited weight is given to those policies at this time.

3.0 CONSULTATIONS

3.1 Contaminated Land Team - a condition relating to land contamination is not required.

4.0 REPRESENTATIONS

4.1 None received

5.0 COMMENT

- 5.1 The main issues for consideration relate to design and impact upon the amenity of surrounding residents.
- 5.2 **Design**
- 5.3 The principle of essentially 'squaring off' the corner of this end of terrace property is considered acceptable. The footprint of the two storey extension would immediately abut the back edge of the pavement consistent with the pattern of surrounding development. Sufficient, albeit fairly limited, private amenity space at the rear (adjacent Tipner Road) would continue to support the dwellinghouse, and parking and dropped kerb to the west of the house would remain unaltered.
- 5.4 Much of the original architectural interest of the building (such as stone quoins, central window columns and corbels) has been removed from the existing front elevation following re-facing with brick. The remaining quoin details, corbels and decorative door surround would also be removed as a result of the proposed extension. Whilst devoid of these particular architectural features, the extension would introduce new elevational interest and modulation in the form of the metal panels with vertical standing seams incorporating meaningful window reveals at first floor level (which would add relief and shadow lines).
- 5.5 Whilst metal cladding is not found elsewhere within the road, it is noted that properties within the area already demonstrate a wide and varied palette of cladding materials (brickwork, render, tile hanging, stone) and as such the introduction of another material is not considered harmful. The quality of the execution of this particular choice of material can be controlled in part by a condition requiring specific details of how the panels will be finished off around the window sills and reveals.
- 5.6 The proposed rooflights, solar panels and canopy to side are considered acceptable. It is noted that the solar panels only require permission given that they are, in part, supported by the new roof of the extension.
- 5.7 **Residential Amenity**
- 5.8 Given the intervening distances to surrounding and adjoining properties it is not considered that the proposed extensions and alterations would result in any significant loss of residential amenity in terms of light, privacy or outlook.
- 5.9 There would be no impact on Stamshaw Junior School located north-west of the site.
- 5.10 **Human Rights and the Public Sector Equality Duty ("PSED")**
- 5.11 The Council is required by the Human Rights Act 1998 to act in a way that is compatible with the European Convention on Human Rights. Virtually all planning applications engage the right to the enjoyment of property and the right to a fair hearing. Indeed, many applications engage the right to respect for private and family life where residential property is affected. Other convention rights may also be engaged. It is important to note that many convention rights are qualified rights, meaning that they are not absolute rights and must be balanced against competing interests as permitted by law. This report seeks such a balance.
- 5.12 Under section 149 of the Equality Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of their protected characteristics. Further the Council must advance equality of opportunity and foster good relation between those who share a relevant protected characteristic and those who do not. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having had due regard to the public sector equality duty as it applies to those

with protected characteristics in the context of this application, it is not considered that the officer's recommendation would breach the Council's obligations under the Equality Act 2010.

6.0 Conclusion

- 6.1 The proposed development is considered acceptable in terms of design and residential amenity, and is capable of support subject to conditions.

RECOMMENDATION Conditional Permission

Conditions:

Time Limit

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

- 2) Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: Location and Block Plan no. 23241 PL305 Revision A, Proposed Elevations no. 23241 PL304 Revision C, Proposed Site Plan no. 23241 PL306, Proposed Ground Floor Plan no.23241 PL300 Revision A, Proposed First Floor Plan no. PL301 Revision A, Proposed Second Floor Plan no.23241 PL302 Revision A, and Proposed Roof Plan no.23241 PL303 Revision A.

Reason: To ensure the development is implemented in accordance with the permission granted.

Details and Samples of Materials

- 3) No development shall commence on site until samples and details of the types and colours of external materials to be used, together with section plans demonstrating the profile and dimensions of the standing seam and the finishing details of the metal cladding around windows (in terms of sills and reveals) have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area in accordance with policy PCS23 of the Portsmouth Plan.