
Site Address:	3 Meadway, Waterloooville, PO7 7QJ		
Proposal:	Single storey front extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00592	Expiry Date:	23/09/2024
Applicant:	Mr Girling		
Agent:	Mr Farr	Case Officer:	Robert Riley
	Applecore PDM		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a semi-detached dwelling located in Waterloooville on the northern side of Meadway. The property features a paved driveway and brick planter boxes to the front, with a rear garden to the rear of the dwelling. The property's materials feature render and brickwork for the external walls and concrete tiles in a gable design for the roof.
- 1.2 The application site is in an area that could be considered both urban and residential with the character of the road featuring properties of generally similar sizes and materials.

2 Planning History

APP/13/00032 - Single storey rear extension., PERM,19/03/2013

3 Proposal

- 3.1 This application proposes a single-storey front extension with 1No rooflight.

4 Policy Considerations

National Planning Policy Framework
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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received

Councillor Peter Wade

No comments received

Councillor Ryan Brent

No comments received

Portsmouth Water Company

No comments received

Hampshire Biodiversity Information Centre

Within 50 metres: Notable and protected species: Pipistrelle Bat Species.

Officer comment

The works are of a small footprint and at ground floor level, and regarding this it is not considered that protected species would be impacted.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Ecology

(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 The application seeks to provide a front extension to the dwelling, it would be of a reasonably small footprint upon the dwelling. It would furthermore be single-storey and feature pitched roofs, with regards to this, it is considered to be a subservient addition which would not harm the character of the dwelling and visual amenities. Regarding building lines, as it would only protrude 1 metre further than the existing dwelling, it is not considered to breach existing building lines on Meadway. Regarding materials, these are shown on the plans to match the existing dwellinghouse as closely as possible and this is considered acceptable.
- 7.4 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 2011). 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

- 7.5 Regarding overlooking concerns any new fenestration would face the public realm, and this proposal is therefore considered acceptable regarding overlooking concerns. Regarding overbearing and overshadowing concerns, this extension would be of a limited addition which would not impact No.1 Meadway due to the set off from the common boundary, furthermore, as it would only impact No.5 Meadway's driveway and side garage, it is therefore considered that this proposal would be acceptable regarding overbearing and overshadowing concerns.
- 7.6 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology

- 7.7 The application site has been found to be within 50 metres of a notable and protected species; the Pipistrelle Bat Species. However regarding this, as the works would be at ground floor level and of a very modest scale to the dwelling, officers are satisfied the works would be unlikely to unacceptably harm this notable and protected species and therefore consider this proposal to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00592 subject to the following 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:

Drawing Number: PG.9082-24-01: EXISTING FLOOR PLANS AND ELEVATIONS

Drawing Number: PG.9082.24.02 REV B: Amended PROPOSED FLOOR PLANS AND ELEVATIONS

Amended Block Plan: Uploaded 2/9/24
Location Plan

Reason: To ensure provision of a satisfactory development.

- 3 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.