
Site Address:	16 Apollo Drive, Waterlooville, PO7 8AD		
Proposal:	Single storey flat roof side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00151	Expiry Date:	24/04/2023
Applicant:	Harvey Ford		
Agent:		Case Officer:	Ikrame Essalih
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Apollo Drive, Waterlooville, PO7 8AD

- 1.1 16 Apollo Drive is a modern two storey end of terrace dwellinghouse with a flat porch entrance and a rear extension. The property has a brown tile shallow pitched roof and is constructed in red multi rustic brick with timber cladding and light grey render on the front elevation, brickwork and timber cladding on the rear elevation and mainly brick on the northwest side elevation. The property has accommodation for a car on the driveway at the front and an allocated car space in the parking lot.
- 1.2 The site is located at the end of Apollo drive on the south-west side with a triangular shaped side garden.
- 1.3 The surrounding area is residential in character with properties of similar age, style and design.

2 Planning History

92/57459/000 - Change of use from public open space to garden land adjacent to 16 Apollo Drive, Purbrook, REF, 14/09/1992

3 Proposal

The proposal comprises the construction of a single storey flat roof side extension on the northwest side of the property. It would include a lounge, a bedroom and a bathroom.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment received.

Councillor Husky Patel

No comment received.

Councillor Ms C Diamond - Purbrook Ward

No comment received.

Southern Gas Network

No comment received.

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: 9

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) Parking matters

- (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 proposal consists of a construction of a single storey side extension on the northwest side of the property. The extension will replace the current detached shed and will be in line with the existing dwellinghouse from the front and the rear. The extension's roof would be flat and of a modest height similar to the existing porch. All facades would be constructed in red multi brick matching the appearance of the existing house with a window on the front, a door and high window on the northwest side and a window on the rear. All proposed windows and doors would match the style of the existing ones. Therefore, it is considered to be in keeping with the context of the main dwellinghouse and character of the area.
- 7.4 Though the proposed development is located to the side of the property, it would be of a proportion that is not overbearing, with a flat roof so as not to appear obtrusive or out of character, also would be mainly hidden from the public domain with the existing fence. Hence, it is considered to have a limited impact on the street scene and character of the neighbourhood.
- 7.5 Following review of amended plans, the design, the mass and appearance of the extension is deemed appropriate in context to the main house and the area 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

- 7.6 The extension would be constructed on the northwest side of the property. There is an existing footpath adjacent to the fence surrounding the property from west, north and east sides. The proposed side extension would be mostly hidden from the public domain, being set back enough from the boundaries and would be with a flat roof so as not to appear obtrusive or out of character to the area.
- 7.7 Though there would be new windows and door on the side elevations of the proposal, the height and position of the existing fence is deemed sufficient to provide a screen to the neighbouring properties, therefore it is considered that there would be no overlooking or loss of privacy.
- 7.8 The properties No17 and No26 are considered the closest to the dwellinghouse, however have respectively 8 metres and 12 metres distances from the proposed extension. On the southwest and northeast sides, there is a car park. Therefore, it is considered that all neighbouring amenities are sufficiently distant so as not to receive any harmful impact.
- 7.8 Considering all of the above, the proposal does not appear overbearing or leading to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.9 The property would have a new bedroom in addition to the three existing bedrooms. However, though one of the existing bedrooms upstairs is to be converted to a home office room, the dimensions of that space would be considered a potential bedroom according to the Havant Borough Council Parking SPD. Therefore, as the number of bedrooms would increase, there will be requirement to provide a new parking space. The parking survey submitted by the applicant demonstrates that an additional parking space can be provided in the front shared car park. Therefore, the current provision of 2 parking spaces and potential third parking space would meet the requirements of the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design, scale 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00151 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:

REV B	LOCATION PLAN APPENDIX A REV B
REV B	BLOCK PLAN APPENDIX B REV B
0001 REV F	EXISTING AND PROPOSED PLANS
	PARKING SURVEY

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.