
Site Address:	140 London Road, Waterlooville, PO7 5ST		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00921	Expiry Date:	10/12/2020
Applicant:	Mr & Mrs Moore		
Agent:	Ms J Fox	Case Officer:	Denise Sheath
	Critchley Architecture and Design		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

140 London Road, Waterlooville is a two storey detached dwelling constructed with brick and white painted pebble dash render, the property benefits from an existing rear/side conservatory and rear extension. The property has a detached garage located to the south east of the dwelling with a gravel drive way leading to the garage with the availability of parking several vehicles.

Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

04/69450/000 - Demolition of existing garage and erection of a replacement detached double garage to the south east of the dwelling. PERM 07/06/2004

04/69450/001 - Demolition of existing garage and erection of replacement detached double garage to the south east of the dwelling (Revised submission). PERM 22/09/2004

APP/14/00821 - Crown reduce 1No. Beech by 2m in height and 2m in width subject to TPO 2007., PERM, 16/09/2014

3 Proposal

Single storey rear extension.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection.

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: 6

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

(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 is for a single storey flat roof extension which will be attached to an existing rear extension with a depth of 5.69m from the existing rear wall, a width of 5.61m with a maximum height of 3.3m. The materials which will be used in the construction of the development will match the materials used on the existing dwellinghouse. The proposal would not be visible from the streetscene and would not create a harmful effect on the character of the area.

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). 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 The neighbouring properties to the rear elevation would have a distance of approximately 20m from the proposal and would be screened by the high trees, shrubbery along this elevation, therefore any impact from the proposal would be minimal and acceptable.
- 7.6 The rear boundary faces on to Watersedge Gardens, the proposal would not be visible from the streetscene of Watersedge Gardens due to the shrubbery and trees within the rear of the application site.
- 7.7 The proposal would have a distance of 7m from the shared boundary and 13m from the side facing elevation of the neighbouring property to the east (No.142 London Road), the neighbouring property would be mainly screened by the detached garage to the rear east elevation of the application site, any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposal would have a distance of 8m from the shared boundary and 10.5m from the rear facing elevation of the neighbouring property to the west (No.138 London Road). The neighbouring property would be screened from the development by the existing conservatory to the west elevation of the application site as well as the high hedgerow along the shared boundary. The neighbouring property also has a outbuilding along the shared boundary which would limited any visual impact from the proposed development. Therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00921 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:

Application Form - Received 15 October 2020
Location and Block Plan - Drawing No. 20076-101 - Received 15 October 2020
Existing Ground Floor Plan - Drawing No. 20076-201 - Received 15 October 2020
Existing First Floor and Roof Plan - Drawing No. 20076-202 - Received 15 October 2020
Existing Elevations - Drawing No. 20076-301 - Received 15 October 2020
Proposed Ground Floor Plan - Drawing No. 20076-402A - Received 15 October 2020
Proposed North Elevation & Roof Plan - Drawing No. 20076-403 - Received 15 October 2020
Proposed Elevations - Drawing No. 20076-501A - Received 15 October 2020

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.