
Site Address:	13 Hurst Green Close, Waterloooville, PO8 8AS		
Proposal:	Single storey rear extension.		
Application No:	APP/20/01139	Expiry Date:	25/01/2021
Applicant:	Mr and Mrs Quayle		
Agent:	Mr G Page	Case Officer:	Jane Burton
	GRP Architectural Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

13 Hurst Green Close is a two storey semi-detached dwelling house constructed of brick and tile, with a brick boundary wall to the rear garden with gate access. The property has been previously extended with a first floor side extension. The front elevation faces a pathway and recreation ground, and the side of the property is adjacent to the highway (end of the cul-de-sac). The surrounding area is residential.

2 Planning History

08/73170/000 - First floor side extension., PERM,30/07/2008

3 Proposal

The proposal is a single storey rear extension to the rear of the existing side extension approximately 3.4m in depth and 3m in width. The proposal would have a mono pitch roof and would use matching materials. The proposal would involve the demolition of part of the existing boundary wall and construction of a new pier and relocated gate access to the rear of the extension.

An amended elevation plan has been received during the course of the application process to show details of the relocated gate and alterations to the boundary wall.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036
E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comments were received

Councillor D Keast - Cowplain

No comments were received

Councillor Narinder Bains - Cowplain

No comments were 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: 4

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 would be modest in scale considered to have an acceptable impact on the design and appearance of property. No.14 Hurst Green Close (opposite) has been extended to the side boundary, and provided that materials including works to

make good the boundary wall match the existing it is considered that the design and appearance of the proposal would be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The extension is single storey and would not be adjacent to a neighbouring property and there are garages to the rear.
- 7.5 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 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.

Other considerations:

(iv) Ecology

- 7.6 The proposed extension is single storey and would not affect the existing roof, however it is recommended that an informative re the protection of bats is attached to any planning permission granted.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an acceptable impact on the character of the area and 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/20/01139 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:

20166 PL302 (Location Plan and Block Plan), 20166 PL300 (Proposed Ground Floor Plan) received on 30.11.20; 20166 PL301 Rev A (Proposed Elevations) received on 19.01.21

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.

- 4 The materials used for the new gate pier and works to make good the existing boundary wall shall match, in type, colour, and texture those of the existing adjacent boundary wall 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.