
Site Address:	15 Newlands Road, Waterloooville, PO7 5NF		
Proposal:	Single storey rear and side extension.		
Application No:	APP/20/00982	Expiry Date:	14/12/2020
Applicant:	Mr J Wells		
Agent:	Mr D P Manns	Case Officer:	Selina Donophy
	D M Designs		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Newlands Road, Waterloooville , sited on a corner plot where Newlands Road forms a cul-de-sac. This property is constructed from render, brickwork and cladding and has a pitched roof with a projecting gable end to the principal elevation and garage and car port . To the front is a paved hard standing with parking space for 2 vehicles.

This area is predominantly residential in nature, with the application site backing on to Fielders Park.

2 Planning History

91/56838/000 - Single storey side extension., PERM,08/01/1992

3 Proposal

Single storey rear and side 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)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment

Councillor Dianne Lloyd

No comment

Councillor S Milne

No comment

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

Comment	Officer Comment
No comments received	

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 This proposal comprises a single storey side and rear extension which would be sited to the rear of the existing projecting gable on the north west elevation and would jut

out beyond the existing side wall by approximately 1 metre , coming level with the existing rear elevation wall behind the conservatory . It would have a pitched roof with a ridge height of approximately 4.5 metres, with a set of french doors to the side. There is an existing conservatory sited to the rear (north east elevation) and this proposal would include an extension to the conservatory, following the existing design which would come level with the side elevation wall set by the proposed side extension. Materials proposed include concrete tiles to the roof and brickwork to match existing. The extensions would form a dining room and enlongated conservatory.

- 7.4 The proposed extensions would be set behind the existing building frontage and therefore would not be highly visible from the public realm. The scale of the extensions are relatively modest and could be comfortably accomodated within the plot. Materials proposed are in keeping with the main property and would appear subservient in design terms.
- 7.5 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

- 7.6 To the north east of the application site is no 1 Bursledon Place - the proposal would be set at single storey level, with the garden space retained between the properties and therefore this is not judged to impact the amenity of this property.
- 7.7 To the west of the application site is no 13 Newlands Road. This proposal would be sited bhind the existing building line and set away from this property.
- 7.8 To the rear (north) is Fielders Park .
- 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/20/00982

(A) 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:

Block plan received 30.11.2020

Location Plan received 30.10.2020

REV A Existing and proposed plans

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.