
Site Address:	34 Sunnymeade Drive, Waterloooville, PO7 6DA		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00926	Expiry Date:	30/11/2020
Applicant:	Mr J McGrath		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
	Island Design		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

34 Sunnymeade Drive, Waterloooville, is located to the south of Sunnymeade Drive. The application site is a semi detached bungalow comprising white render and brick on the ground floor with part tile hanging above to the front. Vehicular access is from Sunnymeade Drive with parking to the front and side.

The property is located in a residential area with properties mostly being bungalows with some properties of similar and others differing in design.

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

2 Planning History

56/04551 - for the erection of 123 houses and bungalows, UNK, 11/09/1956

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

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 David Jenner
No Comment.

Councillor E Shimbart - Hart Plain
No Comment.

Councillor Gwen Robinson
No Comment.

Councillor Mike Sceal
No Comment.

Councillor P Bains - Hart Plain Ward
No Comment.

Councillor Peter Wade
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: 5

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 proposed development would involve the erection of a single storey rear extension. It would be used as a kitchen/family room. The proposed extension would have a width of approximately 7.3 metres, a depth of approximately 4.3 metres and a flat roof with a rooflight having a maximum height of approximately 3.9 metres.
- 7.4 The proposed development would have facebrick and block render to match the existing property with a flat roof. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the west side there would be a door in the proposed extension. This would be screened by the existing 1.8 metre high fencing along the boundary. The proposed extension would be offset by the property's driveway and the driveway of No.32 Sunnymead Drive, thus it is not considered to appear overbearing or result in the loss of light to the neighbouring property.
- 7.8 To the east side there would be no windows. The proposed development would only extend out slightly further than the existing rear extension at No.36 Sunnymead Drive therefore it is not considered to have a negative impact on the neighbouring property. It is also screened by the existing 1.8 metre high fencing along the boundary.
- 7.9 To the rear there would be a window and bi-folding doors. This would face out onto the rear garden, screened by the existing 1.8 metre high fencing along all sides. This is considered not to overlook any private amenity space.
- 7.10 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/20/00926

- 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:

Location and Block Plan
Proposed Elevations
Proposed Ground Floor 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.