
Site Address:	3 Broadmeadows Lane, Waterlooville, PO7 8QL		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00799	Expiry Date:	02/11/2020
Applicant:	Mr P Barnett		
Agent:	Mr D P Manns	Case Officer:	Denise Sheath
	D M Designs		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Broadmeadows Lane, Waterlooville is a two storey detached dwelling constructed with brown brick with a hung tiled roof, the property benefits from a first floor side extension above the existing garage. To the east and west are semi detached dwellings similar in design to that of the application site. To the rear is a highway and neighbouring dwellings beyond.

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

2 Planning History

APP/13/00913 - First floor side extension above existing garage., PERM,06/11/2013

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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Not required

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 proposal is for a single storey parapet roof extension, the extension will be to the south east of the dwelling house, it will have a depth of 3.590m, a width of 4.153m, and a maximum height of 3.25m, there is to be a roof lantern installed within the centre of the parapet roof of the extension with a maximum height of 3.35m from the ground floor level. The external materials of the proposal will be brickwork to match the existing dwelling, with a EPDM roof to the parapet. The proposal would not be visible from the streetscene of Broadmeadows Lane but would be partially visible from Riverdale Avenue, notwithstanding this the proposed extension would not represent a negative impact upon the appearance or character of the application site or the surrounding area, the materials to be used are to be similar to those used on the original dwellinghouse to minimise any visual impact

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 area and west side elevation are a significant distance that any impact would be negligible therefore the proposal would have an accept and minimal impact upon these neighbouring properties.

7.6 The neighbouring property to the east will have a distance of 1m from the shared boundary and 3m from the side facing elevation of the neighbouring conservatory, the proposal will be partially screened by the boundary treatment of 1.8m close boarded wooden fencing. The proposal would therefore have a limited and acceptable impact

upon this neighbouring property.

- 7.7 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/20/00799 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 07 September 2020
Location Plan - Drawing No. BARNETT-07A - Received 07 September 2020
Proposed Block Plan - Drawing No. BARNETT-07A - Received 07 September 2020
Existing and Proposed Floor Plans Elevations and Section - Drawing No. BARNETT_01A - Received 07 September 2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.