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Site Address: 16 Shillinglee, Waterloooville, PO7 5RW  
Proposal: Demolition of existing rear lean to and garage, proposed new rear extension and attached garage.  
Application No: APP/20/00669  
Applicant: Mr Bloy  
Agent: Mr Peters  
Ward: Purbrook  
Site Visit Date:  
Expiry Date: 16/10/2020  
Case Officer: Joseph Toole  
ATP Design Ltd

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

16 Shillinglee, Waterloooville, is located to the north of Shillinglee. The application is a detached bungalow with facing brick on the ground floor and tile hanging on upper level with red floor tiles. Vehicular access is from Shillinglee with parking to the front and side.

The property is located within a residential area of properties similar and differing to the application site.

*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**

No relevant planning history.

## **3 Proposal**

Demolition of existing rear lean to and garage, proposed new rear extension and attached garage.

## **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 Gary Hughes**

No Comment.

### **Councillor Husky Patel**

No Comment.

### **Councillor Ms C Howard - Purbrook Ward**

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: 1

## **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 demolition of the existing rear lean to and garage to be replaced by a new rear extension and attached garage/workshop. The proposed rear extension would be used as a living/kitchen dining room and have a width of approximately 6.1 metres, a depth of approximately 8.3 metres and a pitched roof the same angle as the existing house with a maximum height of approximately 5.5 metres. The proposed garage/workshop would have a width of approximately 2.8 metres, a depth of approximately 5.5 metres and a flat roof with a height of approximately 3 metres.

7.4 The proposed works would have brick and red roof tiles to match the existing property. 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, although the

proposed extension is large it would appear subservient to the host dwelling being approximately 0.3 metres off the ridge of the existing property and 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 On the eastern side of the property there would be a door and window which would serve the bathroom. These views have already been established on this elevation and as a result are deemed acceptable. There would also be two velux windows which would be above 1.7 metre ground level there not considered to result in harmful overlooking. On the western side there would be two velux windows which would be above 1.7 metre ground level there not considered to result in harmful overlooking
- 7.8 To the rear there would be bi-folding doors on the ground floor of the proposed extension which would be screened by the existing 1.8 metre high fencing along all boundaries. There would be a window oak frame on the first floor which would be used to serve natural light. This would allow views from the proposed glass balustrade in the existing loft, however it would be approximately 8 metres away and not have direct views of overlooking.
- 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00669

- 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 Plan  
Block Plan  
Proposed Plans and Elevations - A102  
**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.