
Site Address:	14 Erica Close, Waterlooville, PO8 9BB		
Proposal:	Single storey side infill extension.		
Application No:	APP/20/00495	Expiry Date:	27/08/2020
Applicant:	Mrs L Edwards	Case Officer:	Bee Crawford
Agent:			
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow with an attached garage to the side and is situated on an irregular shaped plot at the end of a cul-de-sac. It has a grey tiled pitched roof and elevations of red multibrick, white render and white cladding. The site is level with open vehicular access to the front leading to a block paved drive, grass and shrubs, with a dwarf wall to part of the front boundary and fencing to the side boundaries. The rear garden is mainly laid to lawn with a patio and shrubs, and is enclosed to all boundaries within fencing ranging in height from 1.4 metres to 2 metres.
- 1.2 Detached bungalows are to the north, south and east and there are no properties directly opposite the site. The area is of medium density with a mix of detached and semi-detached bungalows of a similar and different age, styles and design.

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

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side infill 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Ecologist

I would not consider the proposed extension works onto a recently built extension to impact protected species.

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: 7

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
- (iv) Ecology

(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 infill addition, between the rear of the garage and the side of the rear extension, which has recently been constructed within the realms of permitted development. It has a depth of 5.7 metres and a width of 2.9 metres and would not be visible from the public realm. The flat roof has a slight incline with a minimum height of 3.5 metres and a maximum height of 3.8 metres. The extension together with the existing rear addition would result in a reasonable increase to the original footprint of the property which can be comfortably accommodated within the extent of the site.

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

Impact on 12 Erica Close

- 7.5 This property is situated to the south of number 14 and the scheme is on the southern side of the application site. Although the side elevation of this property is close to the boundary, the extension is a continuation of the existing garage and projects away from the southern boundary of the site with a minimum distance of 6.5 metres increasing to 12 metres and does not extend beyond the rear elevation of the existing rear extension.
- 7.6 Whilst there are windows and french doors on the southern elevation of the extension, there is a minimum distance of 6.5 metres to the southern boundary of the site and it is considered any resulting impact would not be unacceptable.

Impact on 16 Erica Close

- 7.7 This property is situated to the north of number 14 and has a similar building line. The proposal is on the southern side of the application site and does not extend beyond the rear elevation of the existing rear extension, which is of a comparable height. It would not be visible from this property and it is therefore considered any impact would be negligible.

Impact on 7, 9, 11 and 13 Celandine Avenue

- 7.8 The rear boundaries of these properties run alongside the eastern boundary of the application site, with the extension projecting slightly away to the south. It is a continuation of the rear addition with a minimum distance of 3.5 metres and a maximum distance of 4.2 metres from this boundary. The rear elevations of the properties to the east are a minimum of 9 metres beyond the boundary. The proposal is of a modest height and does not have any windows or doors in the rear elevation. Any resulting impact on these properties is therefore considered to be acceptable in planning terms.
- 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.

(iv) Ecology

- 7.10 No concerns raised or conditions recommended.

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/20/00495 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Existing and proposed floor plan

Existing roof and elevations plan

Existing block plan

Proposed roof and elevations plan

Proposed block plan

Reason: - To ensure provision of a satisfactory development.