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|-----------------|--------------------------------------|---------------|--------------|
| Site Address:   | 7 Mill Road, Waterloooville, PO7 7AP |               |              |
| Proposal:       | Single storey rear extension.        |               |              |
| Application No: | APP/20/00505                         | Expiry Date:  | 14/09/2020   |
| Applicant:      | Mr & Mrs Shardlow<br>Crofton HIC     |               |              |
| Agent:          | Mr Nahid<br>Crofton HIC              | Case Officer: | Joseph Toole |
| Ward:           | Stakes                               |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

7 Mill Road, Waterloooville, is located to the north of Mill Road. The application site is a two storey semi detached property comprising brickwork and tile hanging on the first floor with concrete interlocking roof tiles. Vehicular access is from Mill Road with parking to the front.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

*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**

No relevant planning history.

## **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 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: 1

| <b>Comment</b>                                                                                                        | <b>Officer Comment</b> |
|-----------------------------------------------------------------------------------------------------------------------|------------------------|
| Looking at existing window heights if a single access door is installed in the side elevation overlooking would occur | Please see section 7.  |

## **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 to be used as a organery. It would have a width of approximately 6 metres, a depth of approximately 3 metres with a flat roof and a rooflight with a maximum height of approximately 3.3 metres.
- 7.4 The proposed development would have facing brickwork to match the existing property with a EPDM rubber grey 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 On the east side of the proposed rear extension there would be a door and window facing the shared boundary with No. 9 Mill Road. This would be screened by the 1.8 metre high fencing along the boundary therefore it would not adversely overlooking the neighbour's private amenity space. The proposed development would also be offset from the boundary by approximately 1 metre it is considered not to appear overbearing or result in the loss of light to No. 9 Mill Road.
- 7.8 On the west side of the proposed rear extension there would be no windows. Due to the orientation and depth of approximately 3 metres it is not considered to harm No.5 Mill Road.
- 7.9 To the rear there would be a set of bi-folding doors which would face out onto the rear garden and would be screened by 1.8 metre high fencing along all boundaries. This is considered not to result in adverse overlooking on the neighbouring properties to the side and the rear.
- 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).

## **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

- 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  
Ground Floor Plan  
Proposed Floor Plan  
Proposed Left Elevation  
Proposed Rear Elevation

**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.