
Site Address:	10 Alameda Way, Waterlooville, PO7 5HB		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00431	Expiry Date:	31/07/2020
Applicant:	Mr & Mrs Wainwright		
Agent:	Mr C Flint	Case Officer:	Joseph Toole
	Chris Flint Associates Ltd		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Alameda Way, Waterlooville, is located to the south of Alameda Way. The application site is a detached chalet bungalow comprising of brick and sand coloured render with interlocking concrete roof tiles. Vehicular access is from Alameda Way with parking to the side.

The property is located within a residential area with mainly detached chalet bungalows, some of the same design and some differing.

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 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: 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 a single storey rear extension to be used as a living space and dining area. It would have a width of approximately 8.8 metres, a depth of approximately 5 metres. The proposed rear extension would have a flat roof with a height of approximately 3 metres, with a lantern in the middle.

7.4 The proposed rear extension would have matching brickwork/render 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 east side of the proposed rear extension there would be no side windows to cause overlooking. Furthermore, the proposed development would not come any closer to the shared boundary with No. 12 Alameda Way as the existing property. It would be off set by a driveway and due to its location would not appear overbearing or result in overshadowing.
- 7.8 To the west side of the proposed rear extension there would be no side windows to cause overlooking. It would be offset from the shared boundary with No. 8 Alameda Way by approximately 2 metres, therefore it is considered to not have an adverse impact.
- 7.9 To the rear of the proposed rear extension there would be two sets of bi-folding doors. These views would be screened by the existing hedging to the back of the garden and both neighbouring garages. Therefore, this is considered not to be harmful to any neighbouring properties.
- 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/20/00431

- 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 Plans, Existing and Proposed Floor Plans and Elevations - CFA/FULL/01
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.