
Site Address:	27 Harkness Drive, Waterloooville, PO7 8QU		
Proposal:	Single storey side and rear extension. Replace roof on existing garage.		
Application No:	APP/20/00193	Expiry Date:	28/04/2020
Applicant:	Mr Marshall		
Agent:	Critchley Architecture and Design	Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached property located on the east side of Harkness Drive, Waterloooville. This property is constructed of facing brickwork, with a pitched roof. It has an attached garage to the north eastern elevation which runs parallel to a car parking courtyard which is accessed between nos 27 and 25 Harkness Drive.

2 Planning History

85/22253 - Modification to layout Phase B (approved under 22253/28) to provide for additional 2 dwellings , UNK,03/10/1985

3 Proposal

Single storey side and rear extension. Replace roof on existing 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
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

No comments received

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises of a side and rear extension, sited behind the existing garage and extending beyond the rear elevation wall of the property by approximately 3 metres. The rear extension would have a total depth of 5 metres taken from where the existing garage finishes. It would not extend beyond the existing width set by the garage as this already comes up to the north eastern boundary, however would overlap the existing rear elevation wall by approximately 0.5 metres, making the width to the rear approximately 3.2 metres. It would have a flat roof with a height of 2.8 metres towards the rear. It would have a lantern rooflight, with windows on the rear elevation and a set of french doors on the side facing south west. The garage roof would be modified from the existing lean- to design, to a pitched roof design totalling a height of 4 metres towards the front of the property.

Much of the proposal would be occurring towards the rear and therefore would not be visible from the road, although the property is also visible from the parking area to the side. The alterations to the garage are judged to reflect the character of the main property, with the pitched design of the roof. The rear extension is also deemed to be of an acceptable design within the context of the property, with materials including

brickwork and concrete tiles to match existing and although the plot size is not vast in scale, the extension is not judged to impede on rear garden space to an extent to which would harm the amenity of the site.

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

- 7.4 To the north east of the application site is the car parking area. On the opposite side of the courtyard is no 25 Harkness Drive. There is over 10 metres distance between the application site and this property, and there are no additional windows proposed to this elevation. To the south west of the application site is the adjoining property, no 29 Harkness Drive. The proposed extension would be sited away from the boundary shared with no 29. The french doors leading out into the rear garden would face towards no 29 , however as this is at single storey, with no raised ground level changes, this is not deemed to result in any overlooking. There is not judged to be any harm to neighbouring amenity caused by this proposal.
- 7.5 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/20/00193

(A) 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:

101 location and block plan
401 proposed floor plans

501 proposed elevations

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.