

---

|                 |                                              |               |              |
|-----------------|----------------------------------------------|---------------|--------------|
| Site Address:   | 9 Sweetbriar Gardens, Waterlooville, PO7 8JB |               |              |
| Proposal:       | Single storey side extension.                |               |              |
| Application No: | APP/20/00569                                 | Expiry Date:  | 07/09/2020   |
| Applicant:      | Mr Boileau                                   |               |              |
| Agent:          | Mr Jay                                       | Case Officer: | Bee Crawford |
|                 | The Planning Service                         |               |              |
| Ward:           | Stakes                                       |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 The application site is a modern two storey end of terraced property with a brown tiled pitched roof and elevations of red multibrick with cream cladding situated at the end of a cul-de-sac. The site is level It has open vehicular access to the front leading to a tarmac and shingle parking area with a 1.8 metre high fence to the western boundary and a 1 metre high fence to the eastern boundary. and gate providing access to the rear garden. The rear garden is a mainly laid to lawn with a patio area, grass and is enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 The adjoining two storey terraced property is to the west, a wooded area is to the east, a footpath and woodland lies between the rear of the property and Stakes Hill Road and a parking court for the properties in Sweetbriar Gardens is opposite. The area is a modern estate of medium density with a mixture of two storey detached, semi-detached and terraced properties of similar age, style and design.

## **2 Planning History**

01/66855/000 - Construction of garage to side (east) elevation., PERM,28/01/2002  
APP/18/00219 - Single storey side extension., WD,12/04/2018

## **3 Proposal**

- 3.1 The proposal is for the construction of a single storey side 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**

**Arboriculturalist, Havant Borough Council**

No objection.

**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: 16

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 proposal is for a single storey flat roof side addition extending the whole depth of the eastern elevation with a modest width of 1.8 metres. The development would be visible from the public realm, although the property is situated at the end of a cul-de-sac and does not extend beyond the front elevation of the property which is approximately 7 metres from the highway.
- 7.4 It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 There is one window in the side elevation of the proposal which faces the boundary fence with the adjoining woodland beyond and whilst there is a window in the front elevation of the extension, the surrounding properties are considered to be a sufficient distance away for any impact to be minimal. There are no properties to the rear of the site and due to the location of the extension, it is unlikely there would be any adverse impact on the adjoining property at number 10 Sweetbriar Gardens.
- 7.6 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/20/00569 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 be as indicated on the submitted forms and hereby approved plans, or 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:

|                              |                                                          |
|------------------------------|----------------------------------------------------------|
| Drg no. E001                 | Existing location and block plans                        |
| Drg no. E002                 | Existing elevations plan                                 |
| Drg no. E003                 | Existing location photo views                            |
| Drg no. E004                 | Existing floor and roof plans                            |
| Drg no. P001                 | Proposed location and block plans                        |
| Drg no. P002                 | Proposed elevations plan                                 |
| Drg no. P003                 | Proposed detailed elevation front and rear plans         |
| Drg no. P004                 | Proposed detailed side elevation plan                    |
| Drg no. P005                 | Proposed floor and roof plans                            |
| Drg no. P006                 | Proposed ground floor plan and external perspective plan |
| Drg no. P007                 | Proposed cross section plan                              |
| Design and access statement  |                                                          |
| Tree survey date 3 July 2020 |                                                          |
| Tree constraints plan        |                                                          |

**Reason:** - To ensure provision of a satisfactory development.