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|-----------------|---------------------------------------|---------------|---------------|
| Site Address:   | 16 Alten Road, Waterlooville, PO7 6DR |               |               |
| Proposal:       | Single storey rear extension.         |               |               |
| Application No: | APP/19/00760                          | Expiry Date:  | 30/09/2019    |
| Applicant:      | Mr Lattimer                           |               |               |
| Agent:          |                                       | Case Officer: | Denise Sheath |
| Ward:           | Hart Plain                            |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

16 Alten Road, Waterlooville, is a semi detached bungalow constructed with red brick and has a hung tiled roof, the property already benefits from an existing single storey rear extension. The boundary treatment consists of 1.8m close boarded fencing to the rear and east and west elevations. The property benefits from a driveway for off road parking.

## **2 Planning History**

95/51623/004 - Rooms in roof to include extended roof to side and rear incorporating dormer to rear., PERM,20/04/1995  
95/51623/005 - Amendment to PP 95/51623/4(for rooms in roof inc. extended roof to side & incorp. dormer to rear) in order to include window in rear gable & omit one rooflight from Elevation, REF,24/08/1995  
92/51623/000 - Extension of roof to side and rear incorporating dormers in all roof pitches., REF,23/07/1992  
92/51623/001 - Extension of roof to side and rear incorporating dormers in all roof pitches., REF,14/01/1993  
93/51623/002 - Loft conversion & provision of extended roof with dormer windows at front side a  
nd rear together with alterations at ground floor, REF,29/04/1993  
56/04551 - for the erection of 123 houses and bungalows, UNK,11/09/1956

## **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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Not required

## **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 rear extension would be single storey, use materials to match those existing at the property and would have no visibility from the streetscene.

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

7.5 The proposal would not be visible to the neighbouring properties to the front of the dwellinghouse and would therefore not create a negative impact.

- 7.6 The neighbouring property to the rear (No. 2 Kingsdown Road) of the application site has distance of approximately 8.8m from the rear of the proposed extension to the boundary and a further distance of approximately 23m to the rear wall of the neighbouring property, therefore the impact on this neighbouring property would be minimal.
- 7.7 The neighbouring property to the east (No. 18 Alten Road) has a distance of approximately 3.3m from the proposal to the boundary, this neighbouring property will be mainly screened from the proposal by the single storey garage within their boundary, any impact would be minimal and acceptable.
- 7.8 The neighbouring property to the west (No. 14 Alten Road) is other half of the semi-detached element. The proposed extension will protrude a further 3m than the existing single storey extensions depth of 3.8m, the new extension will be replacing the raised decking area of the same depth, there will be no windows along this elevation therefore there would be no overlooking issues. The existing single storey extensions' pitched roof is of a greater height and dominance than the flat roof on the proposed extension. Therefore I am of the opinion that the proposed extension would have some impact but would not be great enough to warrant a refusal of the application and would therefore be acceptable.
- 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.

## **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 APP/19/00760 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:  
  
Application Form - Received 31 July 2019  
Location Plan - Received 01 August 2019  
Existing and Proposed Block Plan - Received 31 July 2019  
Existing Elevations - Received 05 August 2019

Existing and Proposed Floor Plan - Received 05 August 2019  
Amended Proposed Elevations R- Received 16 September 2019  
Amended Proposed Rear elevation - Received 24 September 2019  
Amended Proposed Side Elevation - Received 24 September 2019  
Footings Detail - Received 31 July 2019

**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.