
Site Address:	100 The Brow, Waterlooville, PO7 5DA		
Proposal:	Single storey side and rear extension.		
Application No:	APP/19/01074	Expiry Date:	24/12/2019
Applicant:	Mr S Morris		
Agent:	Mr P Davey	Case Officer:	Denise Sheath
Ward:	Purbrook		
Site Visit Date:	21/01/2020		

Recommendation: **GRANT PERMISSION**

1 Site Description

100 The Brow, Waterlooville is a two storey detached dwelling constructed with brick with mock Tudor cladding consisting of white painted render and decorative wooden beams to the first floor elevations, with a brown hung tiled roof. The property benefits from a hardsurfaced frontage with the availability for parking of up to 4No. vehicles.

The boundary treatment to the front consists of a 1-2m brick wall with pillars to the entrance, and 2m wall, with hedging to the front south elevation and a 1.8m wall and hedging to the front north elevation. The rear and rear and part of the south boundary treatment consists of 1.8m close wooden boarded fence with high hedging along the southern boundary (within the neighbouring property), there is also a 3.4m brick wall along the side of the shared southern elevation before the wall drops in height to meet the front southern boundary treatment, the north rear boundary treatment is a stone bricked wall at approximately 1.2m in height.

2 Planning History

None relevant

3 Proposal

Single storey side and 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

None 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: 3

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 Following demolition of existing brick shed along the side/rear elevation, the proposal will extend across 3.4m to the front side of the property and will have a depth of 12.8 metres to the southern elevation, with a width of 6.2m to the rear, and the depth then reducing to 4.8m attaching to the rear elevation of the original property to the eastern elevation. A roof height of approximately 3.3 metres with a roof lantern inserted giving a maximum height of 3.4m. A window will be inserted within the front elevation of the roof.

7.4 The property is situated on a good sized plot set back approximately 12 metres from the front boundary, the proposed rear element of extension would not be visible from the public realm. Although the side element of the extension would be visible from the public realm the materials to be used will match those on the existing property and would therefore not create a harmful effect on the visual character of the area.

7.5 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

7.6 The neighbouring properties to the front elevation have a distance of 24.5m from the proposal to the boundary of this property therefore any impact upon this neighbouring property would be minimal and acceptable.

7.7 The golf course to the rear elevation will have a distance of 16.5m from the proposal to the boundary and would be screen by the boundary treatment and trees and shrubbery within the golf course's side of the boundary along this elevation, therefore any impact

upon this neighbouring property would be minimal and acceptable.

- 7.8 The proposal would have a distance of 8.5m to the neighbouring property (No.102) along the northern shared elevation, the proposal would be screen by the application sites existing rear brick canopy along this shared boundary and the detached single storey pitched roof garage within the rear shared boundary within the neighbouring property's curtilage, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The proposal will be along and up to the shared boundary with the neighbouring property (98B) along the southern elevation, the proposal would not extend any further than the existing outbuilding which will be demolished and will be mainly screen by the 3.4m high wall along the side elevation. There are to be no windows or doors along this facing elevation therefore there would be no overlooking into this property. Therefore any impact the proposal may have would be acceptable.
- 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/19/01074 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 - 29 October 2019
Location Plan- Received 29 October 2019
Proposed Block Plan - Received 29 October 2019
Existing Floor Plans - Received 29 October 2019
Existing Elevations - Received 29 October 2019
Proposed Ground Floor Plan and Proposed Front Elevation Plan - Received 29 October 2019
Proposed Floor Plans - Received 29 October 2019
Proposed Rear and Side Elevations - Received 29 October 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.