
Site Address:	190 The Dale, Waterloooville, PO7 5JB		
Proposal:	Proposed rear extension and decking to rear.		
Application No:	APP/20/00155	Expiry Date:	17/04/2020
Applicant:	Mr Moth		
Agent:	Mr C Curnow	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

190 The Dale, is on the eastern side of The Dale. The application site is a detached bungalow comprising a red brick belt and white render with brown roof tiles. Parking is the front and side with vehicular access from The Dale. The property benefits from a large rear garden.

The application site is within a residential area of mainly bungalow of similar size, scale, massing and design.

2 Planning History

No relevant planning history.

3 Proposal

Proposed rear extension and decking to rear.

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

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: 14

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 rear extension with the construction of decking to the rear. The proposed rear extension would be the same size as the existing, converting part of the living room and the conservatory into a living room. The existing shed would be demolished to allow for the construction of a decking which would have a width of approximately 7.1 metres and a depth of approximately 5 metres.

7.4 The proposed rear extension would have render/brickwork with a flat roof construction to match the existing property. This would be deemed acceptable to the context of the main dwellinghouse.

7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension being the same as existing and the decking of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would 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 The proposed development would not be visible from the public realm. On the north side of the property one of the windows would be removed. There would be no additional side windows therefore it would not overlook any private amenity space and would therefore be deemed acceptable.
- 7.8 To the rear the existing bay window and windows and door would be removed and replaced by a door, stairs and window. This would be screened by 1.8 metre high fencing and hedging, therefore it is considered not to have a negative impact upon neighbouring occupiers.
- 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00155

- 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 Plan
Block Plan
Existing and Proposed Floor Plans and Elevations - 4014.20.1
Section - 4014.20.2

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.