
Site Address:	27 Hobby Close, Wecock, Waterloooville, PO8 9AY		
Proposal:	Replacement single storey rear extension.		
Application No:	APP/20/00234	Expiry Date:	08/05/2020
Applicant:	Mr T White & Ms M Andrews White & Andrews		
Agent:	Farrer MF Designs Ltd	Case Officer:	Joseph Toole
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Hobby Close, Wecock, Waterloooville, is located on the west side of Hobby Close. The application site is a 3 bed end of terrace two storey property built during the 1990s. The property comprises yellow facing brickwork with contrasting red bricks to openings. The main roof is pitched with concrete interlocking tiles. There is an existing single storey flat roofed structure to the rear of the property with a painted rendered finish. The property has two timber framed temporary shed structures with brown weatherboarding, one being attached to the side of the dwelling and the other detached and located within the rear of the garden. There is also a gazebo structure and swimming pool structure within the rear garden. The property backs onto a small coppice of woodland of mainly oak trees with a footpath running along the side/rear boundary fence.

The property is located within a residential area of mainly similar design with some differing properties opposite and within the surrounding area.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site within the planning statement which have been used to inform this decision.

2 Planning History

APP/14/00265 - Application for written approval that the development has been carried out in accordance with approved details of Planning Application 00/60387/000., UNK,
APP/14/01054 - Request for written confirmation that all conditions of the Section 106 Agreement of 00/60387/000 (dated 28.03.2002) have been complied with., PERM,15/12/2014

3 Proposal

Replacement 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

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain 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: 2

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 the removal of the existing single storey rear extension which is in a poor state of repair with the replacement of a new single storey rear extension of equal footprint. This would continue to be used as a bedroom. The proposed rear extension would have a width of approximately 5 metres, a depth of approximately 3.5 metres and a maximum height of approximately 2.6 metres.
- 7.4 The proposed development would have facing brickwork with contrasting bricks to openings in order to match and assimilate the main dwelling. The flat roof is to be GDP. Therefore the design replaces the existing rendered structure but in a style to match the existing dwelling.
- 7.5 It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space replacing the existing extension with the same footprint. Furthermore, due to the proposed development being located to the rear and many properties within the surrounding area having rear extensions, it is considered to not to have an adverse impact on the street scene. Therefore, it is deemed to 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 On the north side of the property facing the side wall of No. 31 Hobby Close there would be a window on the proposed rear extension. This would be screened by the existing 1.8 high fencing therefore not having an adversely negative impact on the occupiers of No. 31 Hobby Close.
- 7.8 To the rear, the proposed development would have doors backing onto the garden in the same location as previous. This would not result in any additional overlooking and face out onto the coppice with the existing screening of 1.8 metre high fencing. Therefore, it is deemed 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

- 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 and Block Plan - 3237P02

Proposed Floor Plan and Elevations - 3237P01

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.