
Site Address:	13 Spring Vale, Waterloooville, PO8 9DA		
Proposal:	Single storey front extension.		
Application No:	APP/19/00888	Expiry Date:	04/11/2019
Applicant:	Mr & Mrs Nelson		
Agent:	Mr C Flint	Case Officer:	Denise Sheath
	Chris Flint Associates Ltd		
Ward:	Cowplain		
Site Visit Date:	07/10/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

13 Spring Vale, Waterloooville is a detached bungalow constructed with redbrick with cream painted render to part of the front elevation which is subject to this application, the property has a hung tiled brick roof to the pitch and has a flat roof to the front section. The boundary treatment consists of approximately 2m hedging to the south, small hedge approximately 1m to the north and a small brick wall of approximately 0.3m with hedging approximately 1m in height to the east elevation. The property has an existing driveway and there is availability for parking along the street.

The properties along the streetscene are bungalows of varying design, materials and palettes.

2 Planning History

90/54999/000 - Retention of additional satellite dish on rear elevation.,
PERM,02/07/1990

3 Proposal

Single storey front 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: 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 proposal is for a single storey front addition to extend the existing accommodation providing a larger kitchen and entrance porch and would be visible from the public realm. It has a maximum width of 7.35 metres, the existing principal wall is set back approximately 3.2 metres from the proposed extended front elevation. The eaves height matches is approximately 0.3m higher than the existing eaves height with pitched and hipped elements to a minimum height of 2.8 metres and a maximum height of 3.6 metres which is 1 metre lower than the existing ridge and it is considered the design would result in a cohesive form of development.

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 extension is a continuation of the southern elevation of the main dwelling, maintaining the 1 metre distance to the southern boundary, with the neighbouring property at 11 Spring Vale a further 1 metre away. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows of this property.

- 7.6 There is one new window in the northern elevation of the proposal, although there is a distance of 6.5 metres to the northern boundary and it is considered any resulting impact on the property to the north (No.15 Spring Vale) would not be unacceptable.
- 7.7 Whilst there are two new windows and an entrance door in the front elevation any additional overlooking would be to the front gardens of the neighbouring properties which are not considered to be the primary amenity area, therefore any perception of loss of privacy would be negligible. The proposal would be approximately 6.5 metres from the front boundary of the application site and the front elevations of the properties opposite a further 19 metres away.
- 7.8 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/19/00888 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 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:

Application Form - Received 09 September 2019
Location Plan, Block Plan, Existing and Proposed Elevations and Floor Plans -
Drawing No. CFA/FULL/01 - Received 09 September 2019

Reason: - To ensure provision of a satisfactory development.