
Site Address:	11 Meadowsweet, Waterlooville, PO7 8RS		
Proposal:	Single storey side and rear extension.		
Application No:	APP/19/00757	Expiry Date:	24/09/2019
Applicant:	Mr & Mrs R Whitham		
Agent:	Mr D Turner	Case Officer:	Ross Leal
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.11 is a detached two-storey dwelling, but located very close to no.10 adjoining. Vehicular access is from Shire Close to the south-east for a garage located on the rear boundary of the application dwelling and to which there is pedestrian access from the rear of the dwelling. There is also a pathway leading from Meadowsweet adjoining the west side of the application site. This also serves adjoining open space to the west. There is 1.8m high side fencing adjoining back edge of the pathway. Fencing to the rear and the side adjoining no.10 is also fencing. No.11 is constructed of orange/red brick with profiled brown concrete roof tiles. Its garage is one of a pair off Shire Close and has a more red coloured tiled roof and is of redder brick. The locality is predominantly residential, with dwellings of mixed design and materials. The rear of the application is not prominent but is visible from Shire Close. The side is visible from the adjoining pathway and the open space to the west.

2 Planning History

No relevant planning history.

3 Proposal

It is proposed to erect a single storey side and rear extension. This would be 2m deep across the rear of the dwelling and extend out to the west side by 2m. It would be 7.165m deep adjoining the side of the dwelling and be set back 2.8m back from the main front wall and 3.98m back from the front of a modest projecting porch. The side element of the extension would be set 0.21m from the edge of the pathway adjoining the dwelling to the west and 1m from the joint boundary with no.10 adjoining to the east. The existing rear garden is approximately 8.8m in depth and would be reduced to 6.8m in depth by the rear element of the extension. The garden width would remain at 8.9m in width, although much of the very limited side garden would be lost to the extension. The extension would have a pitched roof with front and rear hips to the side element. Eaves would be 2.4m and maximum roof height would be 3.5m, well below cill level of first floor windows. 3 roof lights are proposed in the rear roof plane and 3 in the side roof plane. Matching materials are proposed.

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

Property Services Manager, Corporate Group

The Estates Department has no comment on this issue.

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: 1

Comment	Officer Comment
No representations received.	N/A

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 amenity and 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 would result in a change to the appearance of the side and the rear of the dwelling and would be visible from the surrounding area and from dwellings to the front, side and rear. The design would be subservient to the appearance of the existing dwelling and the extension would also be sympathetically designed, including

the use of matching materials. There would be a limited impact on the appearance of the dwelling and little impact on the character and appearance of the area. It is also considered that given the subservient appearance and sympathetic design there would be little impact on the visual amenity of adjoining occupiers.

The design and appearance of the proposal is therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on amenity and on neighbouring properties

- 7.4 The proposed extension would result in a reduction of garden depth by almost 25%, to 6.8m. This would be less than the suggested 10m in the Councils Design Guide. However, the rear garden would remain wide at 8.9m and have an area of 60.52 sqm and in addition, there would remain a considerable front garden area. The scope of the additions is also well within normal permitted development tolerances in terms of site coverage (the extension requiring planning permission by virtue of its 'wraparound' nature).

It is therefore not considered that there would be significant harm to the amenity of the existing dwelling. In respect of adjoining dwellings, those to the rear are set well forward of the site and there is also a pair of intervening garages. There is not therefore considered to be an impact on their amenity. With regard to no.10 adjoining, the 2m deep rear element of the extension does not encroach into 45 degree outlook from the adjoining ground floor window and in any event, the extension rearwards is of modest scale generally. It is not therefore considered that there is harm to the amenity of no.10.

The proposed single storey rear and side extension is not considered to result in harm to amenity, it would not result in dominant overbearing impacts or any appreciable privacy loss and the proposed roof lights would also not result in overlooking or privacy loss given their high cill levels.

- 7.5 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 surrounding the site, 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 proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers or the amenity of the occupiers of the application dwelling. The proposal is also not considered to give rise to harm due to privacy loss. The proposal would therefore have limited and acceptable impact on the neighbours and the locality 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/19/00757 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:

Location Plan, Scale 1:1250 & Block Plan, Scale 1:500 - Received 30.07.19.

Construction Notes - Received 30.07.19.

Drawing Number FD/353/519/Rev.A - Existing Elevations & Ground Floor Plan - Received 30.07.19.

Drawing Number FD/353/519/Rev.B - Proposed Elevations & Ground Floor Plan - Received 30.07.19.

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 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.