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| Site Address:   | 22 Bushy Mead, Waterlooville, PO7 5DY                                                                                                                             |               |              |
| Proposal:       | Two storey side and front extension; demolition of existing conservatory and erection of single storey rear extension; porthole window to loft on west elevation. |               |              |
| Application No: | APP/20/00294                                                                                                                                                      | Expiry Date:  | 11/06/2020   |
| Applicant:      | Mr D Sabau                                                                                                                                                        |               |              |
| Agent:          | Mr Walker                                                                                                                                                         | Case Officer: | Joseph Toole |
|                 | Parkers Design                                                                                                                                                    |               |              |
| Ward:           | Purbrook                                                                                                                                                          |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is a two storey semi-detached property which benefits from previous extensions and a detached garage. It has a red tiled pitched roof and elevations of red multibrick and tile hanging. The site is level and open to the front with a concrete driveway and parking area, with a dwarf fence to the east and shrubs fencing to the west. The rear garden is in excess of 35 metres deep with areas of decking, shingle, grass and shrubs. It is enclosed to all boundaries with shrubs and fencing ranging in height from 1.5 metres to 1.8 metres.

The adjoining two storey semi-detached property is to the east, two storey semi-detached properties are to the west and opposite, and the rear gardens of properties in Applewood Grove are to the south. The area is of medium density with a mixture of two storey semi-detached properties and bungalows of similar age, style and design.

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

## **2 Planning History**

APP/16/00293 - Two storey side extension., PERM,19/07/2016

## **3 Proposal**

Two storey side and front extension; demolition of existing conservatory and erection of single storey rear extension; porthole window to loft on west elevation.

## **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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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.

**Environment Agency**

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: 8

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 two storey side and front extension and the demolition of the existing conservatory and the erection of a single storey rear extension. The two storey side extension would extend approximately 0.7 metres further forward than the existing side extension. It would have a width of approximately 1 metre, a depth of approximately 2.9 metres and an increased pitched roof with a maximum height of approximately 3.7 metres. The replacement proposed rear extension would have the same footprint as the existing conservatory with a width of approximately 2.2 metres, a depth of approximately 2 metres and a maximum height of approximately 3.1 metres.
- 7.4 The proposed development would have matching materials and roof tiles to the existing property. This is considered to be acceptable to the context of the main dwellinghouse.
- 7.5 Although the two storey side/front extension would be visible from the street scene it would appear subservient to the host dwelling set back approximately 0.7 metres from the front of the property. With regards to the proposed rear extension this would not be visible from the street scene. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space following the demolition of the existing conservatory. This is considered to be in keeping 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 To the front of the property there would be a ground floor door 0.7 metres further forward than the existing door. This is considered to be acceptable facing the front gardens of the properties opposite and the public highway.
- 7.8 To the west side of the property there would be a new porthole window. This would be within the loft conversion and have a cil height of 2 metres, therefore it would not overlook the private amenity space of No. 20 Bushy Mead.
- 7.9 To the rear the existing conservatory doors would be replaced by two sets of bifolding doors on the proposed rear extension. This is considered acceptable with the existing view already established being screened by 1.8 metre high fencing to both sides and a 2 metre high brick wall to the rear.
- 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.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00294

- 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 - P107

Block Plan - P106

Existing and Proposed Floor Plans - P101

Existing and Proposed North and South Elevations- P102

Existing and Proposed West and East Elevations - P103

Existing and Proposed Site Plan - P104

Existing and Proposed Loft Plan - P101a

**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.