
Site Address:	56 Forest End, Waterlooville, PO7 7AD		
Proposal:	Proposed single storey rear extension.		
Application No:	APP/19/00675	Expiry Date:	02/09/2019
Applicant:	Mr Neville		
Agent:	Mr Adams	Case Officer:	Ross Leal
	D M Adams Designs		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

No.56 is located on the south-east side of Forest End in what is effectively a cul-de-sac serving 6 dwellings. The area is a residential one and is comprised of pairs of semi-detached dwellings of similar design and materials. The application dwelling is constructed of red brick with a roof of small plain red/brown tiles. To the side of the dwelling is a flat roofed outbuilding providing 2 stores and a WC, this is linked to the dwelling by a 'walk through' flat roofed passage with doors to front and rear which extends up to the joint boundary with no.57 adjacent. No.57 also has a single storey side element with flat roof which is approximately 1m away from the joint boundary. The existing dwellings have gables facing each other and no.57 has a side window towards the front and also 2 first floor side windows facing the site. The present boundary is between nos.56 and 57 is comprised of 2m wooden panel fencing, as are other site boundaries, together with some hedge and tree planting. No.55 in the pair has a large flat roofed single storey side extension. The application dwelling has a pair of tandem car spaces at the side adjoining no.57.

2 Planning History

No relevant planning history for no.56.

3 Proposal

It is proposed to erect a single storey rear extension to this dwelling. This would be considerably larger than the existing side extension, although it would extend no further forward. It would be 6.3m deep alongside the boundary with no.57. The extension would be 3.1m wide at the front and up to the joint boundary as per the existing side extension and would be 6.1m wide at the rear. It would extend 4.5m out from the main rear wall of the existing application dwelling and would be 4.1m away from the joint boundary with no.55 in this pair of dwellings. The extension would have a flat roof and would be 3.1m in height, whereas the existing side extension is 2.7m in height. New accommodation would be an enlarged kitchen with dining area, a utility room and a wet room. No side windows are proposed facing the adjoining dwellings. It is proposed to finish the extension in white render as per to existing side 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)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Hampshire Biodiversity Information Centre

Within 300m Notable and/or protected Species - Great Crested Newt

Officer Comment: It is not anticipated that the proposed domestic single storey extension is likely to impact on protected species.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 on neighbouring properties
- (iv) Parking

(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 dwelling although it would not be widely visible from the street. The extension would be glimpsed from the street and would be visible from and from adjoining dwellings. The proposal has been designed to reflect the appearance of existing extensions and is set well back from the street. It is considered to be sympathetically designed and would be visually subservient. It is not considered to introduce visually intrusive or discordant design elements. The height increase of 0.4m to 3.1m and length of the side wall is not

considered to result in development which would be unduly dominant. The proposal is not therefore considered to be harmful to the appearance of the site or the locality and is also not considered to be harmful to the visual amenity of adjoining and nearby occupiers.

The design and appearance of the proposals are 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 neighbouring properties

- 7.4 The proposal would not encroach into the 45 degree outlooks (as set out in the Havant Borough Design Guide SPD) from main rear ground floor windows of adjoining dwellings and is therefore not considered to be harmful to their outlook. The height of the proposed extension is relatively modest at 3.1m and taking into account existing boundary fencing and separation from dwellings on each side is not considered to be overbearing nor harmful to their amenities. The absence of side windows would mean that there would be no privacy loss or perceived privacy to adjoining dwellings. The proposal is not therefore considered to be harmful to the amenity of nearby occupiers and thus to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iv) Parking

- 7.5 The proposal would not result in the provision of additional bedrooms and the parking to serve the site would remain at 2 spaces and would therefore be in accordance with Havant Borough Parking SPD Standards. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore 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/19/00675 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:
Drawing Number 56FE-001 - Existing & Proposed Plans & Elevations, Block Plans & Location Plan - Dated July 2019
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 is 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows, doors or other openings shall be constructed within the north-east and south-west side elevations of the extension hereby permitted without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.