
Site Address:	82 Privett Road, Waterlooville, PO7 5JW		
Proposal:	Single storey side extension.		
Application No:	APP/19/01084	Expiry Date:	30/12/2019
Applicant:	Mrs Baines	Case Officer:	Selina Donophy
Agent:			
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a single storey, detached bungalow located on the South side of Privett Road, where the road ends at a hammerhead. The property is of brick construction, with pale green coloured render and hanging tiles to the front. There is an extension to the rear and on site parking to the side of the property, which is situated on an incline, making the two properties, nos 81 and 82 at the end of Privett Road at a higher level than the surrounding properties.

2 Planning History

96/61679/000 - Single storey rear extension, PERM,30/04/1996
07/61679/001 - Replace polycarbonate roof to conservatory with a pitched and tiled roof., PERM,07/01/2008

3 Proposal

This application proposal comprises of a single storey 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have no objection to this as the trees are far enough away not to be affected

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

Comment	Officer Comment
No comments received	

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 side extension would extend 4.2 metres from the South Western side elevation of the dwelling and would be set on a level with the front elevation. It would be reduced in width and set down in height to the rear, due to the angular shape of the plot and would have an approximate height of 4.4 metres at the front and 3.6 metres to the rear. It would have an overall depth of 10.3 metres, and a depth of 6.6 metres before the step in towards the rear. The proposed extension/s are deemed relatively modest in design - the ridge lines would remain lower than that of the main roof, and the proposed materials would include painted render, tile hanging and face brickwork which would match the existing property.

The proposed extension works would be located to the South West of the property , bordering the recreation ground which is located to the South of the application site. To the rear of the dwelling are trees which screen the property from the recreation area. When considering the scale of the development, this is deemed to have a fairly low impact on the surrounding area visually as there is considerable screening from

trees and foliage to the South and the site. The proposed side extension would be visible from Privett Road, notably as the property is located on an incline and the extension would be set on the same level as the existing front elevation, widening the front facade which would make it more visibly prominent from the street. Despite this, the property is set back from the highway towards the far corner of the road, with approximately 15 metres of tiered front garden between the property and the road, which contains further screening in the form of shrubbery. As such the development would largely preserve the existing character and appearance of the host dwelling and the surrounding area.

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

- 7.4 There are no neighbouring properties immediately adjacent to the proposed extension as the site borders the recreation ground to the South. The impacts to No's 80 and 81 Privett Road would be limited and acceptable given the position and design of the extension. The main impact would be visual, however this is not a busy road and the proposal is not considered to be of any significant harm to the aesthetic of the street.
- 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 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/19/01084

(A) 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:

Block plan received 4/11/2019
Location plan received 4/11/2019
Proposed ground floor Drawing No. 5299/3 Rev B
Proposed elevations Drawing No. 5299/4 Rev A
Section Drawing No. 5299/5

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.