
Site Address: 73 Forest End, Waterlooville, PO7 7AE
Proposal: Erection of single storey side extension following the demolition of the existing outbuilding and detached garage.
Application No: APP/19/01072 Expiry Date: 24/12/2019
Applicant: Mr & Mrs Gillbrook
Agent: Mr Andrews Case Officer: Joseph Toole
 SDA Planning Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

73 Forest End, Waterlooville, is on the southern side of Forest End Road. The application site is a semi detached property comprising red brick and brown roof tiles. It currently has an existing garage and outbuilding to the west of the front elevation. There is wooden fencing along the rear and side of the property which varies in size from 1.2 to 1.8 metres high.

The property is within a residential area of mainly semi-detached properties opposite is a block of flats. It is a corner property with Forest End Road to the North and East of the application site.

2 Planning History

None relevant.

3 Proposal

Erection of single storey side extension following the demolition of the existing outbuilding and detached garage.

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

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

I do not see a problem with the plans as long as it meets all building regulations I do not find a fault . I do like the way old plans and new ones are shown very clear on here so you can see at a glance what the difference is .

Councillor Peter Wade

No Comment.

Developer Services, Southern Water

The exact position of the public foul sewer must be determined on site by the applicant.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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: 5

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
- (iv) CIL
- (v) Parking
- (vi) Drainage

(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 plans submitted show the demolition of the existing outbuilding and detached garage with the erection of a single storey side extension with a mono and flat roof. The proposed development would provide a new bathroom, playroom, dining area and kitchen layout. It would have a width of 7 metres, depth of 7.6 metres and maximum height of 4.2 metres.
- 7.4 Discussions took place with the applicant's agent to change the roof form and design elements. However, the agent considered these aspects appropriate and wishes for the application to be determined as it stands.
- 7.5 The site is a corner plot and would be mainly visible from the front and side. The proposal would replace an existing outbuilding and garage having a similar visual impact on the surrounding area to that it replaces.
- 7.6 The proposed development would be subservient to the host dwelling. 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 outbuilding and detached garage. As to the design and the flat and mono roof element, on balance, and having regard to similar roofed buildings in the locality, the proposal would be inkeeping with the character of the area.
- 7.6 To conclude, the development is considered acceptable and meet the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.8 Due to the orientation of the property, the single storey nature of the development and the separation distance of approximately 19 metres to 72 Forest End Road to the rear, the proposal would not be materially harmful in terms of overlooking or loss of private amenity space.
- 7.9 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.

(iv) CIL

- 7.10 The proposed development would not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

(v) Parking

- 7.11 The proposed development would result in the loss of the garage (1 no. car space). There is sufficient car parking on the site to accommodate 2 car parking spaces for the 3 bed dwelling. This is in accordance to the Havant Borough Car Parking SPD.

(vi) Drainage

- 7.12 Southern Water have been consulted on this application and raise no objection.

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/19/01072

- 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:

Site Plan - 004
Existing Block Plan - 004
Proposed Block Plan - 004
Existing Floor Plan - 001
Proposed Floor Plan - 002
Existing and Proposed Elevations - 003

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.