
Site Address:	42 Hazleton Way, Waterloooville, PO8 9BT		
Proposal:	Single storey front extension		
Application No:	APP/19/00901	Expiry Date:	11/11/2019
Applicant:	Mr Collins		
Agent:	Mrs Grinstead	Case Officer:	Selina Donophy
	Your Home Plans Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, single storey bungalow with limited first floor accommodation within the roof space, located on the East side of Hazleton Way, Waterloooville. This property is characterised by a brick, painted render and tile exterior and has a driveway bordered by a low boundary wall. The property styles along Hazleton Way mainly comprise of single storey bungalows with pitched roofs, however further North East down Hazleton Way the building styles begin to vary.

2 Planning History

APP/16/00994 - Application for Lawful Development Certificate relating to garage conversion and installation of PV panels., PERM,10/11/2016

3 Proposal

The proposal includes a single storey front 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
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

No consultations required

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: 6

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 This front extension would extend beyond the existing front elevation in a wrap around design, extending forward from the existing front elevation by approximately 1.5 metres at the smallest depth and 4.6 metres at the maximum depth. The height of the pitched roof would not increase beyond the existing pitched roof height and the width shall increase to 5.5 metres from the existing 3.6 metres.

The extension works would be located to the front of the property, situated in a visible position from the highway. The increased scale and movement of the front doorway would alter the front facade, however there have been various developments to the front facing elevations of numerous properties along Hazleton Way. This development is modest within the context of the main dwelling and within the plot of land to the front of the property. The proposed roof has retained the pitched design, which is in keeping with that of the main building. The materials similarly would match that of the existing property, comprising of brick and tiles to match existing and uPVC windows. For these reasons this proposal is not deemed to be significantly obtrusive to the streetscene nor have any negligible impact upon the character of the 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 The proposed development would take place close to the boundary with no 44, with the 1.5 metre increase in depth to the front visible from this property. The extension would be set forward from no 44 and there are no windows on the side elevation of the property parallel to the proposed extension site, with the front window not deemed to experience any significant loss of light from these works.
- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00901 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 B01
Location plan L01
Existing elevations A101
Proposed elevations A102
Existing and proposed ground floor A103
Existing and proposed roof A104

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.