
Site Address:	Hillside, 2 Marlborough Close, Waterlooville, PO7 5TE		
Proposal:	Single storey front extension.		
Application No:	APP/20/00008	Expiry Date:	03/03/2020
Applicant:	Mr & Mrs Peel		
Agent:	Mr C Mallen	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

Hillside, 2 Marlborough Close, Waterlooville is a two storey terraced property constructed with yellow brick and a hung tiled roof, there are brown clay tiles to the front dormer and black clay tiles to the first floor front elevation. The property has an attached garage which protrudes to the front of the property, there is not boundary treatment at the front.

2 Planning History

None

3 Proposal

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Nont 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: 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

(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 is for a single storey front extension protruding approximately 2.4m from the existing wall infilling the part of the frontage between the existing garage and the side wall elevation with the neighbouring property at No.3. The proposal will be set back approximately 5.1m from the side wall elevation with No.3 and set back 1m from the garage, the maximum height of the proposal will be approximately 4.1m. Although the properties along this terrace are similar in design the proposal is respectful to the character of the area, the materials to be used are to match those used on the existing property.

7.5 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

7.6 The Proposal will not be visible to the neighbouring properties to the north (No.1) and south (No.3), therefore any impact the proposal will have upon these neighbouring properties would be acceptable.

7.7 There will be a minimum distance of 23m from the neighbouring properties opposite the application site to the proposed extension, any impact upon these neighbouring properties would be minimal and acceptable.

7.8 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/20/00008 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:

Application Form - Received 07 January 2020
Location Plan - Received 07 January 2020
Block Plan - Received 07 January 2020
Existing and Proposed Floor Plans and Elevations - Drawing No. 3222.19.0
Rev C - Received 07 January 2020

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.