
Site Address:	1 Cavell Way, Waterloooville, PO7 5FQ		
Proposal:	Single storey extension to west elevation including roof lantern.		
Application No:	APP/20/00343	Expiry Date:	25/06/2020
Applicant:	Mr & Mrs Hatch		
Agent:	Mr Rosenthal	Case Officer:	Joseph Toole
	Rosenthal Design Services Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Cavell Way, Waterloooville, is located within a new estate to the south of Cavell Way adjacent to Newlands Avenue to the east. The application site is a detached two storey property comprising red brick on the ground floor and white render on the first floor with grey roof tiles. Vehicular access is to the side of the property in the form of a garage.

The street consists of mainly detached properties of similar age and style.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which together with other information before the Local Planning Authority has been used to help inform this decision.

2 Planning History

APP/18/00952 - Phase 8 Written Scheme of Investigation for Archaeological Strip, Map and Record Investigation, UNK,
APP/19/00302 - Application for non-material change to Planning Permission
APP/14/00032 relating to change of house type of Plot 1 from Tower house type to Shaftesbury house type and associated double garage., PERM,12/04/2019

3 Proposal

Single storey extension to west elevation including roof lantern.

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 Diana Patrick

No Comment.

Councillor Dianne Lloyd

No Comment.

Councillor S Milne

No Comment.

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 proposed development would involve a single storey extension to the west

elevation with a roof lantern. It would be used as a playroom. The proposed extension would have a width of approximately 5 metres, a depth of approximately 3.5 metres and a maximum height of approximately 3 metres.

- 7.4 The proposed extension would have brickwork to match the existing property with a flat roof. As a result it would be inkeeping with the context of the main building.
- 7.5 Due to the proposed development being located to the west side of the property screened by the existing 2 metre high brickwork it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the rear of the property there would be white timber doors on the proposed extension. It would be offset approximately 4.3 metres from the shared boundary with No. 3 Cavell Way with the views screened by the neighbours garage. Therefore, it is considered not to harm the residential amenity of the area in terms of overlooking or overbearing.
- 7.8 To the right side of the property there would be white timber doors on the proposed extension. This would face out onto the rear garden screened by the existing 2 metre high brickwall, thus it is considered not to negative impact any of the adjacent neighbours.
- 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) Ecology

- 7.10 Due to the nature and scale of the proposed development it is considered not to have a negative impact on the ecology of the area.

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/20/00343

- 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:

Location and Block Plans - 05
Proposed Ground Floor Plan - 02
Proposed Elevations - 04

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.