
Site Address:	10A Forest End, Waterlooville, PO7 7AB		
Proposal:	Two storey side extension.		
Application No:	APP/19/01231	Expiry Date:	12/02/2020
Applicant:	Mr & Mrs Parkyn		
Agent:	Mr Davison	Case Officer:	Joseph Toole
	iDraw Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

10A Forest End, Waterlooville, is on the northern side of the road. The application site is a semi detached property comprising of red brick on the ground floor and brown tile hanging on the first floor. It currently has a detached storage room to the right of the property. Vehicular access is from Forest End with parking to the front and side.

2 Planning History

No relevant planning history.

3 Proposal

Two 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

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No Comment.

Councillor Mike Seal
I have looked at the plans unless we get any complaints I have no objections.

Councillor Peter Wade

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: 9

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) Ecology

(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 the demolition of the existing storage room and the construction of two storey side extension. It would be used as a playroom, utility room and WC on the ground floor and an additional bedroom on the first floor with an en-suite. It would have a width of approximately 3.9 metres, depth of approximately 7.3 metres and height of approximately 7.3 metres lower than existing roof.

7.4 The proposed development would use brickwork/tile hanging and concrete tiles to match the existing property. As a result it would be inkeeping with the context of the main building.

7.5 The proposed two storey side extension would be set back approximately 0.4 metres from the original property wall to the front with the roof line being slightly lower than the existing property. As a result it would be subservient to the host dwelling and is considered not to impact 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 The proposed development would be visible from the public realm. On the front elevation (east) the proposed development would involve two full length windows, one on the ground floor and one on the first floor. This would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway. On the existing property there would be a round window proposed next to the existing front door, this would not be materially harmful to the residential amenity of the area.
- 7.8 On the side elevation (north) the proposed development would result in the removal of the ground floor and first floor window and the erection of a ground floor window for the WC. This would be screened by the existing hedging along the boundary adjacent to Evergreen Close and as a result not be materially harmful to residential amenity.
- 7.9 To the rear of the property the proposed development would have a door and window on the ground floor which would be screened by 1.8 metre high fencing. Furthermore, there would be a first floor window which would face onto car park to the back and therefore it is considered not to overlook any private amenity space.
- 7.10 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

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

(v) Parking

- 7.12 The proposed development would result increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces in line with the proposed block plan (Drawing No. 19.268.101 REV A). Therefore, it is in accordance to the Havant Borough Car Parking SPD as is deemed acceptable.

(vi) Ecology

- 7.13 During a site visit there did not appear to be any evidence of ecology interest on site with the proposed development replacing a slightly smaller garage. As such no priority habitat or protected species are anticipated to be affected by the proposal and no compensatory measures are required.

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/19/01231:

- 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 Plan - 19.268.100

Existing and Proposed Block Plan - 19.268.101 REV A

Existing and Proposed Floor Plans and Elevations - 19.268.100

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.