
Site Address:	34 Hart Plain Avenue, Waterlooville, PO8 8RX		
Proposal:	Single storey rear extension.		
Application No:	APP/19/01054	Expiry Date:	18/12/2019
Applicant:	Mr & Mrs Hughes		
Agent:	Mr Bessant	Case Officer:	Denise Sheath
	JB Architecture		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

34 Hart Plain Avenue, Waterlooville, is a two storey detached dwelling constructed with redbrick and white painted pebble dash render to the first floor elevations of the property, the property benefits from an attached garage and off road parking. The rear boundary treatments of the property consist of a high hedge along the eastern boundary, approximately 1.8m wooden fencing to the rear and approximately 2 panels of 1.8m wooden fencing to the west continuing with hedging along this boundary.

2 Planning History

1/19/01031 - Application for Certificate of Lawfulness relating to single storey rear extension., WD,21/10/2019

3 Proposal

Single storey rear 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

None 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: 4

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 rear extension would be single storey, use materials to match those existing at the property and would have no visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.

7.4 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

7.5 The neighbouring properties to the rear have a distance from of 18m from the rear wall of the proposed extension and will be screened by the boundary treatment, therefore any impact upon these neighbouring properties would be minimal and acceptable.

- 7.6 The neighbouring property to the west will be screen from the development by the existing single storey extension, the boundary treatment will also act as further screening, therefore any impact the development may have upon this neighbouring property would be acceptable.
- 7.7 The neighbouring property to the east will have a distance from the side elevation of the extension to the shared boundary of 2.5m, this neighbouring property will mainly be screened by the high hedge along this shared boundary and the garage within their curtilage, therefore any impact the proposal would have upon this neighbour 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/19/01054 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 23 October 2019
Location Plan, Site Plan, Existing Floor Plans and Elevations - Drawing No. 01 - Received 23 October 2019
Proposed Floor Plan and Elevations - Drawing No. 02 - Received 23 October 2019

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.