
Site Address:	57 Buckland Close, Waterlooville, PO7 6ED		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00175	Expiry Date:	22/04/2020
Applicant:	Mr Neil		
Agent:		Case Officer:	Joseph Toole
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

57 Buckland Close, Waterlooville, is located on the south east side of Buckland Close. The application site is a detached bungalow comprising of yellow brick and concrete roof tiles. Vehicular access is from Buckland Road with parking to the front and side with a garage.

The application site is located within a residential area of mainly bungalows which vary in design.

Note - the site was visited on 21st April 2020 in a form of a drive-by but no access was gained to the rear; at that time the viewing was from the front and neighbour's garden only. Due to Coronavirus subsequent site visits were not possible but the applicant/agent supplied photos of the rear which have been used to inform this decision.

2 Planning History

No relevant planning history.

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

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

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: 6

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) Parking

(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 rear extension. It would have a width of approximately 7.4 metres, a depth of approximately 9.6 metres and a maximum height of approximately 5.3 metres.

7.4 The proposed development would use facing brickwork and concrete tiles to match the existing dwelling. As a result this would be inkeeping with the context of the main dwelling.

7.5 Due to the proposed development being located to the rear it is considered to have a limited impact on the street scene. Furthermore, it is considered that an extension of

this scale is appropriate in terms of the retained amenity space. As a result the proposal would 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 On the south east side facing No. 55 Buckland Close, the proposal would involve infilling one existing window and adding one window on the proposed rear extension and two light tube domes in the existing roof. This is considered not to overlook the occupiers of No. 55 Buckland Close due to the existing 1.8 metre high fencing along the shared boundary and existing garage within the neighbouring plot. Furthermore, due to nature of the proposed development and orientation of the property it is not considered to lead to overshadowing or overbearing.
- 7.8 On the north west side facing No. 84 Buckland Close, there would be two windows, a door and sliding doors on the proposed rear extension. This is considered not to result in the loss of private amenity space as it is offset from the shared boundary to No. 84 Buckland Close by a minimum of approximately 7 metres, screened by the existing 1.8 metre high fencing and the existing garage.
- 7.9 To the rear there would be glass doors facing out towards the rear garden, screened by mature hedging to the rear and the existing 1.8 metre high fencing on either side. Thus, the proposal would not overlook any private amenity and as result would be deemed acceptable.
- 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) Parking

- 7.10 The proposed development would result in the increase in the number of bedrooms from 1 to 2 therefore 2 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 2 car parking spaces, within a garage and land to the front. Therefore, the proposed development is in accordance to the Havant Borough Car Parking SPD and is deemed acceptable.

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/20/00175

- 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

Site Layout Plan - 5360/500

Proposed Floor Plan - D3

Proposed Elevations - D4

Reason: - To ensure provision of a satisfactory development.