
Site Address:	14 Winifred Road, Waterlooville, PO7 7TD		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00547	Expiry Date:	26/09/2019
Applicant:	Mr M Parker		
Agent:	Mr D Treagus	Case Officer:	Ross Leal
	Derek Treagus Associates		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

14 Winifred Road, Waterlooville, is a two storey semi detached dwelling constructed with red brick and a hung tiled roof, the property has dormer within the roof slope and existing single storey rear extension. The boundary treatment to the rear of the property consists of approximately 1.8m close boarded fencing and concrete post the neighbouring property to the east are partially screened by trees and shrubbery within their boundary. The property benefits from a driveway with off road parking which would not be affected by the proposal.

The application site is situated within a residential area and the properties along the street scene are of varying designs, styles and pallets.

2 Planning History

None relevant

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: 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 single storey rear extension would not be visible from the streetscene and would therefore not have any negative impact.

7.4 The proposal will entail the demolition of the existing single storey rear extension and erection a flat roof single storey rear extension with a depth of approximately 6.55m and a maximum height of approximately 3.15m the extension design shows two roof lanterns which will be placed approximately 0.6m from the rear wall and will have a maximum height of approximately 3.35m. The materials to be used in the construction of the proposed extension will match those used in the construction of the dwelling house.

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 front of the property therefore there would be no impact upon these neighbouring properties.

- 7.7 The neighbouring property to the rear has a distance of approximately 43m from the extension to the boundary and is screened by 1.8m fencing and outbuildings within both boundary lines along the rear boundary, therefore any impact the development may have upon these neighbours would be minimal.
- 7.8 The neighbouring property to the east already benefits from a single storey rear extension which has an approximate depth of 6.1m along the shared boundary the proposed extension would only extend approximately a further 0.45m from their extension. The height of the neighbouring extensions ranges from 3.45m from the rear wall sloping down to approximately 2.3m, then the height increases to 2.95m from the extension permitted at a later date. The proposal would have a consistent height of approximately 3.35m. Therefore the impact upon this neighbouring property would be acceptable.
- 7.9 There is a distance from the neighbouring property to the east's boundary and the proposed extension of approximately 2m, this neighbouring property is currently screened by 1.8m close boarded fencing and varied shrubbery and trees over 2m in height, the proposed extension could cause some loss of light to the rear window closest to this boundary, but there are other rear windows and a small conservatory which would not be affected by this loss of light therefore the impact would be acceptable. Furthermore it is not considered that this minimal increase in light reduction could justify the refusal of this application.
- 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.

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/19/00547 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 23 May 2019

Location and Site Plan - Received 23 May 2019

Existing Elevations and Floor Plan - Received 23 May 2019

Proposed Elevations and Floor Plans - Drawing No. 19/815/01 - Received 23 May 2019

Reason: - To ensure provision of a satisfactory development.