
Site Address:	22 Frogmore Lane, Waterloooville, PO8 9QL		
Proposal:	Proposed single storey side (utility room) extension.		
Application No:	APP/19/00178	Expiry Date:	26/04/2019
Applicant:	Mr Allinson Coastline Construction Ltd		
Agent:	Mr A Hinton Corinthian Architectural Design	Case Officer:	Denise Sheath
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Frogmore Lane, Waterloooville is a detached bungalow set back from the main road. It is constructed with red brick and has a hung tiled roof and some wooden cladding to the side elevation. The property benefits from a detached garage and carport with a hardstanding frontage with availability of parking several vehicles. The property has been modified by forms of single storey side and front extensions and alterations to the roof. The boundary treatment consists of approximately 1.8m close boarded fencing to the rear and side elevations and a approximately 2m brick wall and wooden electric gates to the front.

2 Planning History

APP/12/00031 - Construction of 2No. pairs of semi-detached houses, comprising 2No. 3 bed and 2No. 2 bed houses, and associated landscaping and parking, with access from Herriott Close., PERM,24/08/2012

APP/13/00351 - Construction of 2No. 4 bed detached houses and 2No. 3 bed semi-detached houses, associated landscaping and parking, with access from Herriott Close., PERM,27/06/2013

APP/13/00389 - Single storey front, rear and side extensions. Replacement of roof tiles of existing dwelling with plain clay tiles of similar colour (to also be used in roofing of proposed extensions)., PERM,26/06/2013

APP/13/00838 - Discharge of Condition Nos. 2 & 5 of Planning Permission

APP/13/00389., PERM,16/09/2013

APP/13/01057 - Discharge of Condition No/s 2, 3, 9, 12, 13 and 14 of Planning Permission APP/13/00351, PERM,11/12/2013

APP/14/00532 - Discharge of Condition No. 14 of Planning Permission

APP/13/00351., UNK,

APP/15/01300 - Detached garage., REF,14/01/2016

APP/16/00052 - Detached garage., PERM,04/03/2016

APP/16/00294 - Application for non-material change to Planning Permission

APP/16/00052 relating to revisions to face materials (a) walls - brick plinth with weatherboarding over and (b) roof - interlocking pan-tiles (to match existing house)., PERM,18/04/2016

APP/16/01117 - Single-storey front / side extension., PERM,16/12/2016

APP/17/00632 - Construction of new front boundary wall incorporating retention of existing section., PERM,08/08/2017

APP/17/00971 - Extension to existing garage to create a car port., PERM,15/12/2017

3 Proposal

Proposed single storey side (utility room) 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

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: 12

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 design of the proposed side extension is in keeping with the existing bungalow and the materials to be used will match the existing materials used in the construction of the dwelling. The property is on raised area and can be partially seen from the streetscene, the proposal will be partially screened by the existing garage/ carport and would not have a detrimental effect upon the character of the 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 No. 1-4 Elaine Gardens and No. 24 Frogmore Lane are along the northern boundary, they will be screened by the existing dwelling and the proposed extension would not be visible from this elevation, therefore the impact on these neighbouring properties would be minimal.
- 7.6 The neighbouring properties to the rear No. 29 and 30 Herriott Close are a distance of approximately 15m from the rear wall of the extension to their boundary. These properties ground level is approximately 0.5m higher than the ground level of the proposal. Therefore the impact on these properties would be minimal.
- 7.7 The neighbouring property No. 30 Frogmore Lane is along the south elevation directly adjacent to the proposal. The proposed side elevation of the extension will have a distance of 1m from the boundary. The eaves of the roof the neighbouring property are situated up to the boundary leaving a gap of approximately 0.3m therefore the impact the proposed extension would have on this neighbouring property is minimal as the eaves of their roof is screening the majority of the proposal.
- 7.5 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/19/00178 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 11 February 2019

Location Plan and Block Plan - Drawing No. 004 - Received 18 February 2019

Existing Elevations - Drawing No. 002 - Received 18 February 2019

Existing and Proposed Floor Plan - Drawing No. 001 - Received 01 March 2019

Proposed Elevations - Drawing No. 003 - Received 18 February 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.