
Site Address:	110 Hambledon Road, Waterlooville, PO7 6UT		
Proposal:	Proposed single storey rear infill extension.		
Application No:	APP/19/00989	Expiry Date:	28/11/2019
Applicant:	Mr & Mrs Buchanan		
Agent:	Mr Mallen	Case Officer:	Selina Donophy
	Thorns-Young Ltd.		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, single storey dwellinghouse with roof space, located on a corner plot on the North East side of Hambledon Road and to the West of Petersham Close. This application site is located within Flood Zone 2, however this only spans part of the plot and does not include the site of the proposed extension works.

2 Planning History

APP/19/00864 - Prior notification for single storey development extending 4.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.
, WD,01/10/2019

3 Proposal

This application consists of a proposed single storey rear infill 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

Councillor Mike Sceal

No objection as long as this complies with building regulations

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

Comment	Officer Comment
No comments received	

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 This proposed rear infill extension would have a flat roof, with raised rooflight and would have dimensions of approximately 2.9 metres in height with 3.2 metres height to rooflight level, 4.7 metres depth and 4.7 metres width . It would be constructed of brickwork matching that of the existing property. This would replace the existing rear extension and would project to the same level as the adjacent rear elevation walls. The height would be consistent with the existing eaves level of the adjacent pitched roof. This proposed extension is fairly modest in scale within the context of the host property and would not be visible from the public realm.

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

7.4 This property is sited next to an access road to Petersham Close to the South East and next to no 112a to the North West. It sits in a fairly sizeable plot, with a 1.8 metre fence surrounding the property. To the rear there is one property, no 5 Petersham Close, however this is screened from view by the fencing. This proposal is not deemed to have any significant impact upon the amenity of the neighbouring properties as it would be located within the core of the property and hence its impact would be minimal.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00989 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:
Block plan received 4.10.2019
Location Plan received 4.10.2019
Existing and proposed floor plans and elevations received 4.10.2019
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.