
Site Address:	49 The Thicket, Widley, Waterlooville, PO7 5JL		
Proposal:	Single storey side and rear extension.		
Application No:	APP/19/00269	Expiry Date:	02/05/2019
Applicant:	Mr & Mrs Pack		
Agent:	Mr Akehurst	Case Officer:	Bee Crawford
	H J Concepts Ltd		
Ward:	Purbrook		
Site Visit Date:	12/04/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow and detached garage. It has a brown tiled pitched and hipped roof and elevations of red/beige multibrick. There is a slight east/west decline to the site which has open vehicular access leading to a tarmac drive and area of grass, enclosed with a 0.5 metre high wall to the front and southern boundary and a concrete panel fence to the north ranging in height from 1 metre to 1.5 metres. The rear garden is mainly laid to lawn with a patio area and greenhouse and is enclosed to the northern and southern boundaries with 1.8 metre high metal fencing and hedges and a 2 metre high wire fence and 1.8 metre high concrete panel fence to the western (rear) boundary.
- 1.2 The adjoining bungalow is to the south, Sandy Dell woodland area is to the north and west and a detached bungalow is opposite. The area is of medium density with detached and semi-detached two storey properties, bungalows and chalet style dwellings of mixed age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side and 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 3

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 application is for a single storey side and rear extension and part of the proposal would be visible from the public realm, although the property is situated 8 metres from the highway with the front elevation of the side extension a further 10 metres away. Although the property is bordered by Sandy Dell to the northern and western boundaries, there is good screening to the site and it is therefore considered there would be minimal impact on the existing street scene.

7.4 The extension would be adjacent to both the southern and northern boundaries of the property and has a depth of 4 metres. The side element of the scheme which is on the northern flank has a pitched and hipped roof to a ridge height of 4 metres, tying in to the rear addition which has a pitched roof with roof lights and a ridge height of 5.3 metres.

7.5 The development would result in a modest increase to the original footprint of the property and whilst it is acknowledged that there will be a generous increase in the roof mass, it is considered the design would result in a cohesive form of development, and given the location of the property would not have a detrimental impact on the neighbourhood.

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 The rear extension projects 1.6 metres from the rear elevation of the conservatory of the adjoining neighbouring property. It is set in slightly from the southern boundary and the roof pitches away from this boundary which would reduce any perception of the proposal being overbearing.
- 7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of rear windows at 47 The Thicket. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property. It is noted no objection was received from the occupiers of this property.
- 7.9 There are no side windows in the rear extension and whilst there are two roof lights in the southern roof slope they are of a modest size and high level, and it is judged any resulting impact on the neighbouring property would not be unreasonable.
- 7.10 The properties opposite are a sufficient distance away for any impact to be negligible and there are no properties to the north or rear of the application site.
- 7.11 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/19/00269 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 be as indicated on the submitted forms and hereby approved plans, or 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:

Drg no. 19-1289 PL.01 Location and block plan, existing and proposed floor, roof and elevations plan

Reason: - To ensure provision of a satisfactory development.