
Site Address:	80 Buckland Close, Waterlooville, PO7 6EE		
Proposal:	Single storey side and rear extension.		
Application No:	APP/19/00340	Expiry Date:	21/05/2019
Applicant:	Mr Boyett		
Agent:		Case Officer:	Bee Crawford
Ward:	Hart Plain		
Site Visit Date:	03/05/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a detached garage to the side of the property and is situated at the cul-de-sac end of Buckland Close. It has a brown tiled pitched and hipped roof and elevations of red/beige multibrick. The site is level with open vehicular access leading to a paved drive and area of grass, enclosed with a 0.75 metre high wall to the front and western boundary and open to the eastern boundary. The rear garden is of a generous size and mainly laid to lawn with a patio area and a large yew tree which is the subject of a TPO. It is enclosed to all boundaries by shrubs in excess of 2 metres high and fencing ranging in height from 1 to 1.8 metres.
- 1.2 Detached bungalows are to the west and opposite, a pair of semi-detached bungalows are to the east and the rear gardens of properties in Bridefield Close are to the rear. The area is of medium density with detached and semi-detached bungalows of similar age, different 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, following the demolition of the existing conservatory.

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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

A mature Yew protected by a Tree Preservation Order stands in the rear garden of the property. A Tree Protection Plan will need to be submitted to ensure that the tree is adequately protected during the course of development, should permission be granted.

Officer comment: A tree protection plan was subsequently submitted and confirmation was received from the Arboriculturalist that this was satisfactory.
NB: Condition recommended.

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: 11

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 7.5 metres from the highway with the front elevation of the side extension a further 10 metres away. It is therefore considered there would be minimal impact on the existing street scene.

7.4 The extension has a depth of 5.25 metres and would be a continuation of the property on the eastern side, maintaining the existing distance to the boundary. It would extend approximately 2.3 metres beyond the western elevation of the property. The scheme has a pitched and hipped roof to a ridge height of 4.5 metres, which is 0.4 metres lower

than the existing ridge with a valley between the existing building and the extension.

- 7.5 The development would result in a reasonable increase to the original footprint of the property, although given the generous size of the plot, can be comfortably accommodated within the extent of the site. 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 There are no side windows in the rear extension which projects approximately 2 metres from the rear elevation of the extension of the neighbouring property to the east. However it is a continuation of the eastern boundary, maintaining the 1 metre distance to the boundary. Furthermore, there is a distance of approximately 3.3 metres to the western elevation of the property at number 78 with the adjacent neighbouring garage in between and any resulting impact would not be unacceptable.
- 7.8 Due to the irregular shape of the plot, the extension would project away from the western boundary with a minimum distance of 5.2 metres to a maximum distance of 8 metres. The garage of the neighbouring property at number 82 is adjacent to the boundary with the eastern elevation of the property 2 metres from the boundary. This property is set back from number 80 and there are no windows in this elevation. It is therefore judged any impact would be negligible.
- 7.9 The roof of the extension is 0.4 metres lower than the current ridge height and pitches away from the site boundaries which would lessen any perception of the scheme being overbearing.
- 7.10 Although there is a window in the southern elevation and windows and doors in the northern elevation, the properties opposite and to the rear are a sufficient distance away for any impact to be negligible.
- 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/19/00340 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 must be undertaken in accordance with the Tree and root protection plan supplied by Andrew Dunks.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Location plan

Drg no. 5166/500

Site layout plan

Drg no. 5166/200

Proposed roof plan

Drg no. 5166/1

Existing ground floor plan

Drg no. 5166/2

Existing elevations plan

Drg no. 5166/3 Rev A

Proposed ground floor plan

Drg no. 5166/4

Proposed elevations plan

Drg no. 5166/5

Cross section plan

Tree and root protection plan

Reason: - To ensure provision of a satisfactory development.