
Site Address:	24 The Brow, Waterlooville, PO7 5BZ		
Proposal:	Single storey side extension.		
Application No:	APP/19/00027	Expiry Date:	11/03/2019
Applicant:	Mr & Mrs Hodges		
Agent:	Critchley Architecture and Design	Case Officer:	Karen Wooden
Ward:	Purbrook		
Site Visit Date:	12/02/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached property situated on the southern side of The Brow. The property has elevations of white render with a hipped gable roof which includes roof lights. The house is set approximately 10m back from the highway on land that inclines from north to south. To the front of the property is an area of lawn and a block paved driveway that runs along the eastern elevation.
- 1.2 The Brow consists of a mix of detached and semi detached properties set within generous plots and generally set back from the highway. The style of properties are varied.

2 Planning History

02/59529/001 - Construction of single storey rear extension, PERM,14/02/2002
04/59529/002 - Demolition of store. Construction of single storey rear extension for use as store., PERM,18/01/2005

3 Proposal

- 3.1 This application seeks to add a single storey side extension to the eastern elevation, and hip the existing gabled roof of the detached store.
- 3.2 It is noted that the proposal also includes alterations to the fenestration to the northern elevation. These changes can be carried out under Permitted Development rights and therefore do not require planning permission.

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

- 5.1 No consultees were required for this application.

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 By virtue of the proposed location of the extension, the front elevation will be visible from the public domain. It is noted that currently the gabled roof and the front elevation of the detached store is visible from The Brow. The proposal will be set approximately 5.4m closer to the highway, however it will be rendered white and will have a hipped roof constructed of materials similar to the host dwelling. The proposal will also be set over 6m behind the principle elevation of the property. A rooflight is to be added to the northern roofslope of the extension to help provide additional natural light.

- 7.4 This application also seeks to hip the roof of the existing store, which currently has a gabled roof. This part of the proposal will be set behind the proposed side extension and as such will not be visible from the public domain.

- 7.5 Due to the mixed character of The Brow, it is considered that 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 Due to the location of the proposed extension, it is not considered that it would have an adverse impact on the occupiers of the properties to the north, east or south.

- 7.6 No. 26 The Brow is a semi detached two storey house located to the east of the application site. The plans show the proposal will be constructed close to the shared boundary line however will have no windows to the east and therefore will not result in an unacceptable impact in terms of overlooking or loss of privacy. The proposal is to be single storey and located close to the rear elevation of No. 26, infilling an area between the eastern elevation of the dwelling house and the northern elevation of the detached store. It is not considered that the extension would significantly reduce light to either the property or external amenity space of this neighbouring property.
- 7.7 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/19/00027 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:
Location and block plan - 18112-101
Proposed elevations - 18112-501 (rev a)
Proposed floor plans - 18112-401 (rev c)
Existing floor plans - 18112-201 (rev a)
Existing elevations - 018112-301
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.