
Site Address: 31 Hurstville Drive, Waterlooville, PO7 7ND
Proposal: First floor extension, including balcony, with alterations to roof.
Application No: APP/19/00791 Expiry Date: 07/10/2019
Applicant: Mr Legg
Agent: Mr Russell Case Officer: Bee Crawford
 D84 Architects Ltd
Ward: Stakes
Site Visit Date: 30/09/2019

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern link detached two storey dwelling and integral garage of unusual design providing limited first floor accommodation. It has a brown tiled offset pitched roof and elevations of red multibrick, white cladding and tile hanging. The site is level and open to the front with vehicular access, block paving and an area of grass.
- 1.2 Link detached properties of a similar design are to the north-east and south-west, a detached two storey property is opposite and the gardens of properties in Lower Bere wood are to the rear. The area is of medium density with modern detached, link detached and semi-detached properties of a similar age and similar and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor front extension, including balcony, with alterations to roof.

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

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: 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 The proposal is for a first floor part infill front extension and front balcony and would be visible from the public realm. The first floor extension is to increase the size of one of the bedrooms and provide an en-suite. It would follow the line of the roof, extending across the front of the property over the existing flat roof for a width of approximately 2.85 metres with a depth of 1.5 metres, reducing to a width of 2.25 metres to a depth of 0.65 metres. The balcony area would be in front of this part of the extension with a depth of 0.85 metres enclosed with a 1.1 metre high stainless steel balustrade. The proposal would not extend beyond the ground floor front or side elevation of the property.

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. Furthermore, it is noted that other properties in the area benefit from similar types of development and first floor balconies of this nature are a common feature in this part of Hurstville Drive.

(iii) Effect on neighbouring properties

- 7.5 The proposal is at the front of the property over the roof of the garage and porch. There are no side windows in the extension and although there is a balcony to the front elevation, the neighbouring front gardens are not considered to be the primary amenity area, therefore any perception of additional overlooking would not be unacceptable.
- 7.6 The existing distance of 3.3 metres between numbers 31 and 29 would be retained and the depth of the extension on this side of the property is modest. This neighbouring property also has a front balcony which extends across the front of the property.
- 7.7 It is judged the property to the north-east would not be adversely affected by the development and whilst there are new windows in the front elevation of the property the properties opposite are a sufficient distance away for any impact to be negligible.
- 7.8 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/19/00791 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:

Location plan

Drg no. D8419_26/01 rev P1

Drg no. D8419_26/05 rev P1

Drg no. D8419_26/06 rev P1

Proposed block plan

Existing ground floor plan

Existing first floor plan

Drg no. D8419_26/20 rev P1	Existing south elevaiton plan
Drg no. D8419_26/30 rev P1	Existing section plan
Drg no. D8419_26/sk01 rev P2	Proposed ground floor plan
Drg no. D8419_26/sk02 rev P2	Proposed first floor plan
Drg no. D8419_26/sk03A rev P2	Proposed south elevation plan
Drg no. D8419_26/sk04A rev P2	Proposed section plan

Reason: - To ensure provision of a satisfactory development.