
Site Address:	15 Deverell Place, Waterlooville, PO7 5ED		
Proposal:	Single storey side extension.		
Application No:	APP/19/00863	Expiry Date:	24/10/2019
Applicant:	Ms Barfoot		
Agent:	Mr Page	Case Officer:	Selina Donophy
	GRP Architectural Design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The proposed site is a semi-detached bungalow located on the corner plot on the East side of Deverell Place where the road branches into a T shape. This road is characterised by residential properties, mainly including semi-detached bungalows. As a corner plot, this property borders the highway on two of its perimeters.

2 Planning History

00/65648/000 - Retention of 1.8 metre high wall to part of western boundary.,
PERM, 19/01/2001

3 Proposal

This proposal includes a single storey side extension. The plans include a pitched roof with tiles to match existing, facing brickwork to match existing and the addition of two windows in white upvc. The front door will be relocated from the existing side position to the front of the property alongside the removal of one window on the side elevation.

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

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

5 Statutory and Non Statutory Consultations

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: 8

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

This road originally would have retained a symmetrical character through the consistency in design and style of the bungalows, however many of the properties in this road have undergone changes to the front in the form of dormers and roof extensions in time which has somewhat disrupted this. Although there have been substantial changes made to a number of the properties up Deverell Road, not so many of these alterations have included side extensions- although these have occurred, for example at no 94.

This property is fairly prominent in the street on its Northern elevation due to its position as a corner plot and hence any alterations would be equally as visible. However, there is a 1.8 metre boundary wall to the West of the property which partly screens this elevation from the street view and although the roof would be visible as the extension is proposed right up against this boundary, given the modest size of the proposed extension and that to the North, the extension would be set back from the front facade with a pitched roof, complimenting that of the main property the impact is considered acceptable. There would be some additional changes to the windows, including one window to be added to the front elevation and a door and window added to the rear. The materials proposed include tiles to the roof to match existing, facing brickwork to match existing and uPVC windows, all of which are deemed appropriate in context of the main property and surrounding residential area.

7.3 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 proposal is not likely to have any substantial impact on the neighbouring properties except from it being visible from the street. As a single storey proposal with no adjacent neighbour to the West, the impact on neighbour amenity is deemed to 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00863

(A)

(B) for the following reasons/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:

Existing elevations 19155EX102 received 30.08.2019
Proposed elevations 19155PL301 received 30.08.2019
Location and block plan 19155PL302 received 30.09.2019
Existing ground floor plan 19155EX100 received 30.09.2019
Proposed ground floor plan 19155PL300 received 30.09.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.

