
Site Address:	3A Idsworth Road, Cowplain, Waterlooville, PO8 8BD		
Proposal:	Single storey rear extension.		
Application No:	APP/18/01269	Expiry Date:	01/02/2019
Applicant:	Mrs Lowder		
Agent:	Mr Gosling	Case Officer:	Emma Chisnall
	PMG Building		
	Design&Consultancy Ltd		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 3A Idsworth Road is a large two storey detached property situated on level ground within a residential estate in Waterlooville. The dwellinghouse is constructed of a facing brickwork, tile hanging and concrete tile. To the front the amenity space is adequate in size and is laid as part lawn and part hard-surfacing in order to accommodate a car. Along the south side elevation of the property the land is fully hard-surfaced in order to accommodate multiple cars with a detached single garage positioned to the rear of the application site. A 2m hedge forms the curtilage boundary to the front.
- 1.2 To the rear of No 3A there is a large garden space which is laid as lawn and surrounded with a curtilage boundary consisting of 1.8m timber fencing. The garage to the south side provides further screening in part. A conservatory is in place to the rear of the property however this is proposed to be removed and a solid rear extension built in its place. A mature tree line features along the rear boundary.

2 Planning History

None

3 Proposal

Single storey 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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

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: 6

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
- (iv) Trees

(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 proposed extension shall be to the rear of the dwellinghouse which is hidden from the public realm and therefore not viewable from the streetscene. Although the proposed extension shall replace a conservatory the materials proposed will be matching to that of the existing dwelling to ensure the development is in keeping with No 3A. The size and position of the proposed extension on the dwelling is considered to create a subservient appearance on No 3a which is in keeping to other developments present within Idsworth Road. Therefore the development is considered to be acceptable.

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.

(iii) Effect on neighbouring properties

7.5 The proposed development to 3A is considered to not significantly impact the amenities of the adjacent neighbouring dwellings No 5 and No 3 Idsworth Road. The development is proposed to be in line with the existing elevations of No 3a meaning that the works shall be set off the shared boundary to the south by approx 5m and to the north by approx 1.2 which complies with acceptable development guidance as outlined in the Boroughs Design Guide. Taking this into account alongside the single storey height of

the works, the modest ridge height of approx 2.7m and the sufficient screening in place between the neighbours and development, the impacts caused are considered to be limited and acceptable. No new windows are proposed within the new extension side elevations, protecting privacy levels between the neighbours.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have a 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.

(iv) Trees

- 7.7 The application site has a mature TPO'd tree line running along the rear boundary. However, the proposed development shall be approx 36m away from this mature tree line which alongside the works being single storey and replacing a part existing development is considered to have a limited and acceptable impact.

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/18/01269 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 and Proposed Elevations, Floor Plan, Location and Site Plan: Drawing No 001 Rev A
Proposed Roof and Section Plan: Drawing No 002 Rev B
Reason: - To ensure provision of a satisfactory development.
- 3 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.