
Site Address: 6 Shelley Gardens, Waterloooville, PO8 8LT
Proposal: Front, rear and side single storey extensions to include conversion of garage into living accommodation:new render to front extension.
Application No: APP/19/00508 Expiry Date: 29/07/2019
Applicant: Mr A Batchlar
Agent: Mr M Singleton Case Officer: Bee Crawford
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached property with an integral garage, situated at the cul de sac end of Shelley Gardens. It has a brown tiled pitched and hipped roof and elevations of yellow/beige multibrick and timber cladding. The site is level with open vehicular access to the front leading to a concrete drive and parking area, grass and shingle, enclosed by 2 metre high fencing and trellis. The rear garden is mainly laid to lawn with a patio area, shrubs, a summerhouse and shed and is enclosed to all boundaries with fencing and trellis ranging in height from 1.6 metres to 2 metres.
- 1.2 A pair of semi-detached bungalows and the rear gardens of properties in Milton Road are to the south, a parking area for properties in Thrush Walk is to north beyond a grassed area and public footpath, a detached bungalow is opposite and the rear garden of a property in Milton Road is to the rear. The area is of medium density with detached and semi-detached bungalows of a similar age and different styles and design and blocks of two storey purpose built flats .

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of front, rear and side single storey extensions to include conversion of garage into living accommodation:new render to front extension. It is noted in isolation, the conversion of the garage does 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)

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

No objection.

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) Parking

- (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 the demolition of the existing conservatory and the construction of a single storey side/rear extension and a single storey front extension with a render finish and would be visible from the public realm. The side extension would not project beyond the front elevation of the property and would provide additional storage, continuing to the rear infill extension which would replace the existing conservatory and partly extend 1.5 metres beyond the rear elevation of the property. The side and rear extension would have a flat roof with roof lanterns in the rear addition to a minimum height of 3 metres and a maximum height of 3.2 metres.
- 7.4 The single storey front extension would project 1.65 metres from the front of the property with a width of 5.175 metres, and would be a continuation of the southern elevation of the property. It would have a flat roof to a height of 3 metres and as the property is set at an angle to the road, would be a minimum of approximately 6 metres and a maximum of 8.75 metres from the highway. Whilst it is judged the front element of extension is not a good example in terms of design, given the existing streetscene it is considered it would not be an incongruous feature.
- 7.5 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

- 7.6 There are no side windows in the proposed front extension which is a continuation of the southern elevation, consequently maintaining the 0.75 metre distance to the boundary, with the northern elevation of the property at number 4 a further metres away. It has a modest depth of 1.65 metres and would be 6 metres from the northern boundary, although there are no properties immediately adjacent to this boundary, and in excess of 30 metres from the front elevation of the property opposite. It is therefore deemed any impact would be negligible.
- 7.7 The side and rear extension would extend the depth of the property on the northern side, adjacent to the boundary, with a 1.5 projection from the rear elevation of the property, although this element is set in 0.5 metres from the northern boundary. Whilst there is a window in this part of the extension, there are no properties immediately adjacent to the north of the application site. There is a window in the southern elevation of the rear extension, however it is approximately 8 metres from the boundary with the neighbouring property and it is considered any resulting impact would not be unacceptable. There is a window in the rear elevation of the extension which is 13 metres from the rear boundary which would be screened from the property to the east by the existing shed.

(iv) Parking

- 7.8 Whilst the conversion of the garage does not require planning permission, it would result in the loss of a parking space. However, a parking plan has been provided showing two on site parking spaces and it is therefore considered there is sufficient parking provision at the property.

- 7.9 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/19/00508 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

Proposed parking plan

Drg no. 04/19 (01) Block plan, existing floor and elevations plan

Drg no. 04/19 (02) Proposed floor and elevations plan

Email dated 25/07 confirming colour of render

Reason: - To ensure provision of a satisfactory development.