
Site Address:	360 London Road, Waterlooville, PO7 7SR		
Proposal:	Proposed single storey rear extension.		
Application No:	APP/19/00540	Expiry Date:	29/07/2019
Applicant:	Mr & Mrs Clements		
Agent:	Mr Bessant	Case Officer:	John Shaw
	JB Architecture		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a large detached property to the eastern side of London Road, Waterlooville.

The adjacent properties to the north and south are similarly sized two storey detached buildings, with the building to the north being Winston Lodge which provides a specialist adult residential service. The application dwelling benefits from large grounds with a rear garden approximately 130m in length at the bottom of which is a double garage. The dwelling is formed of white render to all elevations, white UPVC windows and doors and concrete roof tiles.

2 Planning History

98/63258/000 - Replacement single storey domestic garage/workshop in rear garden, PERM,04/06/1998
APP/11/01378 - Single storey rear extension., PERM,13/02/2012

3 Proposal

Proposed 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)
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

Hampshire Biodiversity Information Centre: It should be noted that the application site is near to a site of ecological value.

Officer comment: There would be no alteration to the existing roof and no impact on significant trees within the site and therefore it is considered that the erection of the rear extension would not raise any undue ecological concerns and no further ecological assessment would be required.

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

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 There is an existing flat roof extension which projects 8.9m, has a width up to 5.1m and a height to the eaves of 3.1m. This extension would be replaced by the proposed rear extension that would project 10.3m, have a width of 10.6m with a height to the eaves of 2.9m. Though the overall floorspace would be significantly enlarged over existing, it is considered that the use of matching materials, a subservient height that would be set down from rear facing first floor windows and the highly screened nature of the rear of the site would ensure the extension would have no impact on the character of the dwelling or the wider area.

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

7.4 The proposed extension would project just a further 1.4m along the boundary with Winston Lodge to the north and following the receipt of amended plans, the height of the extension has been reduced so that at its highest point it would be approximately 2.85m compared to 3m of the existing extension. The reduction in height, the small degree of the increase in the rearward projection and the separation distance between the extension and the nearest elevation of Winston Lodge would ensure there would be

no undue overbearing or overshadowing impact on the building to the north. The proposed window to the north elevation of the extension would be obscured glazed and non-opening to prevent overlooking of Winston Lodge.

- 7.5 The extension would be heavily screened from no. 358 London Road by a double row of trees that line the driveway which leads to the double garage to the rear of the garden and a 2m high stone wall. This screening and the single storey nature of the proposal would ensure there would no harm to the residential amenity of no. 358.
- 7.6 Consequently, it is considered that the proposal would 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 no undue impact on the character of the wider area or on neighbouring amenity 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/19/00540 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:
Site & Location Plans, Drwg No. 01;
Proposed (Part) Floor Plans & Elevations, Drwg No. 03 REV A;
Existing & Proposed North (Side) Elevations, Drwg No. 04 REV A
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.
- 4 The proposed windows to the north (side) elevation shall be obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.