
Site Address: 32 Shaftesbury Avenue, Waterloooville, PO7 5HP
Proposal: Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 2.7 metres and an eaves height of 2.4 metres.
Application No: APP/19/00349 Expiry Date: 15/05/2019
Applicant: Mr J Cripps
Agent: Mr P Dudley Case Officer: Denise Sheath
Ward: Stakes

Recommendation:

1 Site Description

32 Shaftesbury Avenue, Waterloooville, PO7 5HP

2 Planning History

None relevant

3 Proposal

Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 2.7 metres and an eaves height of 2.4 metres.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not 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

The application was assessed under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in particular part (g) but also taking into account all the other parts to Class A.

The proposed extension would be extending beyond a wall which is also forms a side elevation of the original dwelling house and taking into account the whole extension width as per the example shown on page 27 of Permitted Development Technical Guidance and section (j) (iii) of the General Permitted Development Order the proposal would have a width greater than half the or the original dwelling therefore would not be able to be carried out through the Prior Notification scheme and a planning application would be required

8 Conclusion

I am of the opinion that the proposal would require planning permission as the proposal would have a width greater than half the or the original dwelling.

9 RECOMMENDATION:

That the Head of Planning be authorised to **PRIOR APPROVAL IS REQUIRED AND REFUSED** for application APP/19/00349 for the following reason

- 1 The proposed extension would be extending beyond a wall which is also forms a side elevation of the original dwelling house, therefore the proposal would then have a width greater than half the width of the original dwelling, this would therefore be contrary to section (j) (iii) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Therefore the proposal would not be able to be carried out under this Prior Notification scheme and a planning application would be required.