
Site Address:	14 Wallis Road, Waterlooville, PO7 7RX		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00030	Expiry Date:	13/03/2019
Applicant:	Mr Jackson		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Waterloo		
Site Visit Date:	04/02/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large older style two storey detached property with a detached garage, situated on a generous plot. It has a brown/red tiled pitched and hipped roof with flat roof dormers and elevations of red multi brick, tile hanging and white painted render. The site is level with open vehicular access to the front leading to a tarmac parking area to the side with grass and shrubs to the front of the property. There is 1 metre high fencing to the western boundary, rising to 2 metres to the eastern boundary and a 0.75 metre high fence to part of the front boundary. The rear garden has a depth in excess of 38 metres and is mainly laid to lawn with shrubs and is enclosed to all boundaries with mature hedging, trees and shrubs in excess of 2 metres high.
- 1.2 A pair of two storey semi-detached properties are to the west, two storey detached properties are to the east and opposite and part of the Queens Inclosure wooded area is to the rear. The area is of medium density with large two storey detached and semi-detached properties of a similar and mixed age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a 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

Arboriculturalist

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: 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 The application is for a single storey rear extension incorporating an infill area and would not be visible from the public realm. It is therefore considered there would be minimal impact on the existing street scene. The rear element of the proposal extends across the width of the property with a depth of 9.5 metres on the western side reducing to 6.4 metres on the eastern side. It has a flat roof with two level roof lanterns to a maximum height of 3.6 metres.

7.4 The development would result in a generous increase to the footprint of the property, although it can be comfortably accommodated within the extent of the site and sufficient amenity space would be retained. 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 development does not extend beyond the existing side boundaries of the property, maintaining the 1 metre distance to the western boundary with the eastern elevation of the neighbouring property a further 4 metres away, and a 9 metre distance to the eastern boundary. Whilst the scheme extends 9.5 metres on the western side, there is only one window in the side elevation and the extension is of a reasonable height which would lessen any perception of it being overbearing. Furthermore, there is mature screening to this boundary with the garage of the neighbouring property adjacent and the proposed extension would only extend marginally beyond the rear of this garage.
- 7.6 There are two windows of a modest size in the eastern elevation of the extension, although these are considered to be a sufficient distance away from the neighbouring property at number 12 for any impact to be negligible.
- 7.7 There are bi-fold doors in the north elevation of the extension, although the site backs on to a wooded area. It is also noted the neighbouring properties benefit from generous plot sizes with a spacious outlook to the rear.
- 7.8 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/19/00030 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 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

Block plan

Drg no. 2227.18.1

Existing and proposed floor and elevations plan

Drg no. 2227.18.2

Proposed section plan

Reason: - To ensure provision of a satisfactory development.