
Site Address:	4 Nevinson Way, Waterlooville, PO7 5FW		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00564	Expiry Date:	25/07/2019
Applicant:	Mr & Mrs Wilson		
Agent:	Mr Nahid	Case Officer:	Karen Wooden
	Crofton HIC		
Ward:	Stakes		
Site Visit Date:	11/07/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two bedroom detached house with elevations of brick, render and tile hanging. The property is located on the eastern side of Nevinson Way, and is part of a modern housing development. The land levels rise from south to north and as such the property sits slightly higher than No. 2. The front of the house has been hardsurfaced and provides curtilage parking for three vehicles.

2 Planning History

- 2.1 APP/14/00032 - Reserved matters application for 246 residential dwellings, phase 2 of the Berewood development within the West of Waterlooville MDA development (to meet the requirements of Condition 6), together with discharge of Conditions 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction management Plan), or Outline permission APP/10/00828.

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)

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

- 5.1 No consultees required for this application.

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: 4

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.

7.3 The proposed rear extension is to have a flat roof with raised lantern to provide additional light. The extension will have a maximum height of 2.65m (excluding lantern) and will project from the rear wall of the original dwelling by 3.6m. As such the dimensions of the extension comply with the tolerances of Permitted Development, however planning permission is required in this instance as Condition 2 of the original planning approval removed Permitted Development rights for rear extensions in order to protect the amenities of the locality and to maintain a good quality environment.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposed extension is to be located to the rear of the property and as such will not be readily visible from the public domain. Notwithstanding this the design is considered to be of an appropriate size in context with the host dwelling, and will be constructed using matching brickwork, to reduce any adverse impact on the visual amenity. The length of the garden will be reduced in part to approximately 7.5m, however with a width of 10m, the plot is larger than many others within the development and therefore it is considered that the extension would not, in this instance, have a negative impact on the character of the area.

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 The extension is to be located to the rear of the property and as such is not considered to have an adverse impact on the occupiers of the property to the west.

7.7 The rear of the proposal will be set approximately 7.5m from the eastern boundary line, and therefore will not result in significant loss of light or privacy to the occupiers of No. 18 Poppy Fields.

- 7.8 The northern elevation of the extension is located approximately 3m from the shared boundary with No. 6 Nevinston Way, and in excess of 6m from the southern elevation of this neighbouring property. The plans show windows are to be inserted into the northern elevation however the close board fencing which forms the boundary treatment will protect the privacy of the occupiers of this neighbouring property. The extension will not cause overshadowing to any internal or external amenity areas of No. 4.
- 7.9 The plans show no windows are to be inserted into the southern elevation of the extension, which is to be sited approximately 2m from No. 2 Nevinston Way, and due to the orientation, it is not considered that the proposal would result in loss of light or overshadowing to the internal or external amenity areas.
- 7.10 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/19/00564 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:
Location plan - received 30 May 2019
Block plan - received 30.05.19
Existing floor plan and elevations - received 30.05.19
Proposed floor plan and elevations - received 30.05.19
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.