Site Address:	69 Forest End, Waterlooville, PO7 7AD		
Proposal:	Single storey rear extension and roof continuation over existing side extension.		
Application No:	APP/19/00285	Expiry Date:	06/05/2019
Applicant:	Mr Clark		
Agent:	Mr Allchurch	Case Officer:	John Shaw
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a semi-detached property to the northern side of 69 Forest End, Waterlooville.

The property is set along a regular building line in a run of properties which are uniform in regard to mass, scale and design, a uniformity broken only by the contrast of differing external facing materials. The application dwelling has a single storey side extension garage which is mainly flat roofed garage though has a small mono-pitch to its frontage which connects to a front porch. This side extension would be re-roofed as part of this application to link with the proposed rear extension. To the rear, the dwelling benefits from a long narrow garden, 28m in length.

2 Planning History

None relevant

3 Proposal

Single storey rear extension and roof continuation over existing side 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 - Within 300m of protected or notable species - Great Crested Newt. **Officer Comment:** The proposed extension is not considered likely to impact this species.

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 proposed rear extension would be single storey, use facing materials to match those existing at the property and would have no visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area. The re-roofing of the existing side extension would represent a minimal alteration and have no visibility from the wider streetscene.

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

7.5 The proposed rear extension would have a height of 2.6m, depth of 3.9m and a width that would cover the almost entirety of the rear of the dwelling and the existing side extension. There would be a gap of 0.1m between the eastern side elevation of the extension and the boundary with the attached property at no.70 Forest End. Though the eastern side elevation would be near to a rear facing habitable room of no. 70, this window is north facing and therefore due to this orientation it is regarded that no undue overshadowing would occur. The rear garden of no. 70 would not become unduly enclosed as this the neighbouring property benefits from a garden that is relatively wide at approximately 16m in width. At single storey and with no windows to the side elevations, no undue overlooking of no. 70 would occur from the erection of the rear extension.

7.6 The rear extension would be built up to the shared boundary with no.68, however, the nearest habitable room of this property, which is not attached to the application dwelling, is set sufficiently far away from the development to ensure no overbearing or overshadowing would occur. Furthermore, the rear of no. 68 is again north facing. At single storey and with no windows to the side elevations, no undue overlooking of no. 70 would occur. The re-roofing of the existing side extension would see the overall height decrease and the alteration would have no impact on. 68 to which it is adjacent.

7.7 Consequently, it is considered that the proposal would not appear unduly overbearing or result in undue overlooking or overshadowing on the properties immediately adjacent to the application site therefore 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/19/00285 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 & Block Plans. Existing & Proposed Floor Plans and Elevations. Drg No. 01
Reason: - To ensure provision of a satisfactory development.

3 The external materials to be used shall match those as stated on the received application form 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 2018.