
Site Address:	13 Lensyd Gardens, Waterloooville, PO8 9SJ		
Proposal:	Single storey side extension.		
Application No:	APP/18/01133	Expiry Date:	28/12/2018
Applicant:	Mrs Trundle		
Agent:	Mrs Ratcliffe	Case Officer:	Emma Chisnall
	Anglian Home Improvements		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 13 Lensyd Gardens is a semi detached two storey property situated on level ground in Waterloooville. The dwellinghouse is constructed of facing brickwork and concrete tiles and has an integral garage to the side which is currently being converted to provide an additional bedroom, ensuite and utility room. These works are being carried out under Permitted Development Rights.
- 1.2 The area to the front of No 13 is hard-surfaced in order to accommodate multiple cars and is surrounded by 2m hedging around the curtilage boundary. To the rear the amenity space is adequate in size, mostly laid as lawn and is surrounded by a 1.8m timber fencing.

2 Planning History

03/66342/000 - Single storey front and side extension incorporating attached double garage and conservatory to rear., PERM,30/07/2003

3 Proposal

- 3.1 Single storey 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)

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

Developer Services, Southern Water

No comment

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: 7

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 proposal is for a conservatory to the side of No 13 and due to the situation of the site would be fully screened by the garage/development to the front of the site. The proposed development, together with the existing extension would result in a reasonable increase to the original footprint of the property, although in isolation, the conservatory is of a modest size with a depth approx 2.9m, width of 5m and shall be in line with the existing rear elevation and single storey in height. Consequently, it is considered that the scheme can be comfortably accommodated within the extent of the site, with sufficient amenity space remaining.

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 conservatory has the potential to impact the dwellinghouse to the rear No 2 Yeolls Crescent but it shall be set away from the neighbour by approximately 13m. Although the development shall be predominantly glass this would be single storey in height only and shall be adequately screened by the 1.8m timber fencing in place between

the dwellings. Combined with the set off from the shared boundary the development is considered to not cause any significant loss of privacy levels between the neighbours and would ensure that light levels and shadowing is not created as a result of the proposal.

- 7.6 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/18/01133 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 Plan: Serial Number 2045982
Proposed Block Plan: Reference 90001305
Proposed Elevation Plan: Received 08.11.2018
Photograph of the site: Received 02.11.2018

Reason: - To ensure provision of a satisfactory development.