
Site Address:	18 Blossom Drive, Waterlooville, PO7 5AW		
Proposal:	Retrospective application for single storey rear extension.		
Application No:	APP/19/00149	Expiry Date:	09/04/2019
Applicant:	Mr & Mrs Williams		
Agent:	Mr Mallen	Case Officer:	Karen Wooden
	Thorns-Young Ltd.		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house with elevations of red brick, and a gabled pitched tiled roof. The attached neighbouring property has rendered elevations and a hipped tiled roof. This modern property benefits from two allocated parking spaces to the west of the house. To the rear of the property is an 'L' shaped garden which extends along the rear of No. 20.
- 1.2 Blossom Drive comprises a mix of two storey properties and apartments. They are of a similar age and style, with variations in some external features. Some properties within this modern development have been altered and extended

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

This application for single storey rear extension has been submitted retrospectively as the original planning permission which granted permission for the construction of the house (ref: 10/53728/009) included a condition removing permitted development rights for Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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: 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 Permitted development rights for rear extensions had been removed for the properties within Blossom Drive to protect the character and appearance of the development and residential amenity. In this instance considering the location, size and materials of the extension, it is considered to be appropriate in context with the host dwelling. The extension is not readily visible from the public domain and therefore has no adverse impact on the character of the area.

- 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 Due to the separation distances, it is not considered that the proposal has an adverse impact on the occupiers of the properties to the north or south.

- 7.6 The property to the east is a first floor apartment with access door and garage on the ground floor. The separation gap between the extension and the boundary line is approximately 1m. Due to the lack of living accommodation on the ground floor of this neighbouring property it is not considered that the proposal would result in a significant impact in terms of loss of light. Furthermore there are no windows to the eastern elevation and therefore the extension has no impact in terms of loss of privacy.
- 7.7 No. 16 Blossom Drive is a two storey dwellinghouse attached to the western elevation of the application site. The extension has been constructed close to the boundary line which is defined by low level close board fencing with trellis above. There are no windows to the western elevation and therefore the extension does not adversely impact this neighbour in terms of loss of light or overlooking. It is recommended that, should this application receive approval, a condition be attached to ensure planning permission would be required for any additional windows or openings within the extension. A 45 degree light test shows that the extension will result in some loss of morning light to a ground floor window at No. 16 however no objections have been received with regard to this application, and it is not considered that this minimal loss of light could justify the refusal of this application.
- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00149 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - received 12.02.19

Block plan - received 12.02.19

Existing and proposed plan - received 12.02.19

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), no additional windows or other openings are to be inserted on the western elevation of the the extension hereby permitted without the approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.