
Site Address:	89 Hazleton Way, Waterloooville, PO8 9DN		
Proposal:	Demolition of existing garage and construction of single storey rear and side extension.		
Application No:	APP/19/00223	Expiry Date:	17/04/2019
Applicant:	Mr & Mrs Sutton		
Agent:	Mr Cresdee	Case Officer:	Karen Wooden
	Both Creative		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow located on the western side of Hazleton Way. The property is constructed using multi bricks to the elevations and has a pitched tiled roof. Along the southern boundary of the property is an area of hardsurfacing, which provides curtilage parking for three vehicles, and leads to a detached garage. The property has currently been extended by means of a rear conservatory.
- 1.2 Hazleton Way is highly residential and includes a variety of property styles. Many of the properties have been extended and altered.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Demolition of existing garage and conservatory, and construction of single storey rear and side extension.
- 3.2 It was noted at the time of the site visit that an outbuilding is being constructed on the site which is not part of this application. Providing the structure complies with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), this will not require planning permission.

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: 9

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 side element of the proposal will be visible from the public domain, however this will be set approximately 17m back from the highway, and will be constructed using materials to match those of the house dwelling. The side extension is to replace the existing garage and the design is considered to be an improvement to the visual amenity. The extension will reduce the size of the garden which, due to being on an angle, will be between 5.5m and 9m in length, and has a width of over 14m, which is considered to be adequate.

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 location of the extension, it is not considered that it would have an adverse impact on the occupiers of the properties to the east or west.
- 7.6 No. 91 Hazleton Way is located to the north of the application site, and is a detached bungalow with a rear conservatory. The boundary treatment between No's 89 and 91 is 1.8m close board fencing. A minimum separation gap of 2m will be retained between the proposed extension and the conservatory at No. 91, and the plans show no windows are proposed to be inserted into the northern elevation.
- 7.7 The southern elevation of the extension will abut the boundary line with No. 4 Furze Way. It is noted that the current garage, which will be demolished subject the this application being approved, is located along the boundary line. The proposal will extend approximately 7.5m along the boundary, however this will be 14m from the dwellinghouse at 4 Furze Way, and will therefore not result in significant overshadowing. The submitted plans show no windows are to be inserted into the southern elevation and will therefore not overlook the neighbouring garden.
- 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/19/00223 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 20.02.19
Proposed block plan - received 20.02.19
Existing floor plans and elevations - received 20.02.19
Proposed floor plans and elevations - received 20.02.19

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.