
Site Address:	6 Burnside, Waterlooville, PO7 7QQ		
Proposal:	Two storey front extension.		
Application No:	APP/19/00318	Expiry Date:	14/05/2019
Applicant:	Mr L Patterson		
Agent:		Case Officer:	John Shaw
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached dwelling at 6 Burnside, Waterlooville. The property is set back from the edge of Burnside by approximately 9.4m. The dwelling sits on a slightly raised level from the highway and is set along an irregular building line. The dwelling benefits from an attached single storey garage to its eastern side and an open parking area to the front of the dwelling which is predominantly hardstanding.

The wider streetscene is made up of semi-detached dwellings which are of the same age, style and scale as the application dwelling though later side and porch extensions are visible to some properties. To the western end of Burnside is a small parade of commercial units.

2 Planning History

01/56970/001 - Single storey rear extension with glazed roof to replace existing.,
PERM,17/07/2001
APP/12/01326 - New attached garage following removal of existing detached garage.,
PERM,11/02/2013

3 Proposal

Two storey front 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

Non-applicable

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: 6

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 existing entrance of the dwelling is recessed approximately 0.7m from the front projection. The proposed two storey extension would infill this area and project a further 1.1m from the existing frontage. The ridge of the extension would be set down from the ridge of the existing dwelling by 2.2m and would cover less than half of the front elevation. The extension would ensure the entrance to the property has a degree of prominence while still remaining setback from the dwellings to the east and the commercial units to the west. The fenestration would be proportionate and balanced while materials would match existing. Overall, it is considered the extension would not cause undue harm to the character of the existing dwelling or the wider 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 The two-storey addition would extend from the northern elevation of the dwelling. The front elevations of the adjacent properties at no. 4 and no. 8 would also be north facing. In light of the small scale of the projection, the north facing orientation and that the extension would be set off from the neighbouring boundaries, it is considered that the proposal would cause no undue harm to residential amenity.
- 7.6 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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 and would have no undue impact on the 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/19/00318

(A) 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 Licence No: 100047474
Proposed Site Plan (Scale: 1:200)
Proposed Elevations, 6Burn-2019-EL-PR (Sheet 1 of 2)
Proposed Elevations, 6Burn-2019-EL-PR (Sheet 2 of 2)
Proposed Floor Plan, 6Burn-2019-FP-PR

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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.