
Site Address:	134 Hart Plain Avenue, Waterlooville, PO8 8PP		
Proposal:	Proposed single storey side extension.		
Application No:	APP/19/00248	Expiry Date:	01/05/2019
Applicant:	Mr Early		
Agent:	Mr Jay	Case Officer:	Bee Crawford
	The Planning Service		
Ward:	Hart Plain		
Site Visit Date:	26/03/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and a detached garage to the front. It has a brown tiled pitched roof and elevations of cream render and white cladding. The site is level with open vehicular access to the front leading to an area of tarmac and shale with a 0.5 metre high wall to the northern boundary, a 1.8 metre high fence and shrubs to the southern boundary and a 1 metre high wall and hedge to the front. The rear garden is mainly laid to lawn with areas of decking and a patio, with shrubs, a pond and a shed, enclosed to all boundaries within fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 Detached bungalows are to the north and south, the side aspect of a detached bungalow in Sutton Road is to opposite and the rear garden of a property in Oaklands Grove is to the rear. The area is of medium density with a mix of detached and semi-detached two storey properties and bungalows of a similar and different age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side extension, following the demolition of the garage.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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
- (iv) Parking

(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 single storey side addition, running the length of the dwelling extending from the northern elevation by 2.65 metres at the front of the property, increasing to 2.85 metres at the rear and would be visible from the public realm. The extension would replace the existing garage resulting in a modest increase to the original footprint of the property and can be comfortably accommodated within the extent of the site. It would not project beyond the front elevation of the property which is set back 9.35 metres from the highway.

7.4 The extension has a flat roof with a roof light and is of a similar design to the extension at the neighbouring property at 136 Hart Plain Avenue, therefore it would be inappropriate to now resist the proposal for its impact in street scene terms which is diverse in nature.

- 7.5 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

- 7.6 The width of the side extension is within the limits for permitted development and requires planning permission due to the height of the eaves. There is a gap of 1 metre reducing to 0.8 metres to the boundary with 136 Hart Plain Avenue. Whilst the southern elevation of this property abuts the boundary, it is of a similar height to that of the proposal, there are no side windows and it extends 2.5 metres beyond the rear elevation of 134 Hart Plain Avenue.
- 7.7 The relocated front door and a window are in the northern elevation of the proposal which would face the blank elevation of the extension of the neighbouring property. It is therefore judged the impact on the neighbouring property to the north would be negligible.
- 7.8 The proposal does not project beyond the front or rear elevations of the existing property and it is deemed the property to the south would not be affected by the proposal. The properties opposite and to the rear of the site are a sufficient distance away from any impact to be negligible.

(iv) Parking

- 7.9 The proposed demolition of the garage would result in the loss of a parking space, subsequently there will be a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). However, it is considered there is existing sufficient parking on the site to meet these requirements, therefore a condition would not be necessary in this instance.
- 7.10 Consequently, it is considered that the proposal is unlikely to 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/19/00248 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 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.

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

Drg no. E001	Existing location and block plan
Drg no. E002	Existing photographic views
Drg no. E003	Existing elevations plan
Drg no. E004	Existing ground floor and roof plan
Drg no. P001	Proposed location and block plans
Drg no. P002	Proposed elevations plan
Drg no. P003	Proposed detailed west elevation and perspective plan
Drg no. P004	Proposed detailed north elevation and perspective plan
Drg no. P005	Proposed detailed east elevation and perspective plan
Drg no. P006	Proposed floor plan
Drg no. P007	Proposed cross section plan
Design and access statement 05/03/2019	

Reason: - To ensure provision of a satisfactory development.