
Site Address:	17 Cornbrook Grove, Waterloooville, PO7 8RD		
Proposal:	Brick infill under existing bow window on front elevation to create new bay window.		
Application No:	APP/18/00394	Expiry Date:	18/06/2018
Applicant:	Mrs L Quiney		
Agent:		Case Officer:	Karen Wooden
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 SiteDescription

- 1.1 The application site is a modern two storey semi-detached property with a detached garage. It has a pitched roof of brown tiles with a canopy to the front and elevations of red multi-brick and a bay window. The property is open to the front, there is vehicular access and parking provision at the side of the property fronting the detached garage and a 1.8 metre high gate providing access to the rear garden.
- 1.2 The adjoining property of the same style and design lies to the east, and has the benefit of a two storey side extension, a pair of modern semi-detached two storey properties lie to the south, set at an angle to the site at a slightly lower level. The A3M is to the rear of the site, screened by a wooded area and a pair of modern semi-detached two storey properties lie opposite. The area is a modern estate of medium density of mainly two storey semi-detached properties and terraces of three properties of a mixed style.

2 Planning History

04/60484/000 - Detached garage.
REF,20/10/2004
05/60484/001 - Detached garage. (Revised submission).,
PERM,04/04/2005
APP/13/00157 - Single storey rear extension following removal of existing conservatory.
PERM,09/04/2013

3 Proposal

Brick infill under existing hanging bay window on front elevation to create additional internal space

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water
No objection to the above proposal.

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 proposed extension to the bay window will not project any further than the existing window, and the materials to be used are to be as close as practicable to those used on the host dwelling. The increase in mass will not result in a significant impact on the streetscene. Furthermore there are examples of this type of extension within Cornbrook Grove.

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

- 7.4 Due to the location and the dimensions of the proposal, there will be no impact on the occupiers of any neighbouring properties. 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/18/00394 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 09.04.18
Site plan 1:1250 - received 09.04.18
Site plan 1:500 - received 23.04.18
Floor plan - received 09.04.18
Proposed elevations - received 09.04.18
Photographs - received 23.04.18

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.