
Site Address:	94 Charlesworth Drive, Waterloooville, PO7 6AZ		
Proposal:	Single storey rear and side extension.		
Application No:	APP/18/00520	Expiry Date:	27/07/2018
Applicant:	Mr Driver		
Agent:	Mr Clark	Case Officer:	Bee Crawford
	Roger Clark(Architectural Services)		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow with a brown tiled pitched roof and elevations of red multibrick and white cladding. The site is level and open to the front and southern boundary, with vehicular access leading to an area of block paving and a 1.6 metre high fence and shrubs to the northern boundary. The rear garden has a depth in excess of 20 metres and is mainly laid to lawn with a patio, shrubs, trees and a shed. There is 1.8 metre high fencing and trellis to the southern and eastern boundaries and a 2 metre high wall and fencing to the northern boundary.
- 1.2 A detached bungalow is to the south, the rear gardens of detached bungalows in Andrew Crescent are to the north and east and a detached bungalow lies opposite. The area is of medium density with modern detached and semi-detached bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear and front/side extension. At the time of the Officer's site visit the existing garage and conservatory had been demolished.

4 Policy Considerations

National Planning Policy Framework (July 2018)
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

Arboriculturalist, Havant Borough Council

No objection. Small trees in the rear garden not affected by development and not suitable to be TPO'd.

Engineering/Drainage

No comment received.

Environment Agency

No comment received.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objection to the proposal, but have concerns regarding the trees in the rear garden.	See Arb comment above. The trees are not protected, therefore this would be a civil matter between the applicant and their neighbour.

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 property is set back approximately 7 metres from the highway and the front/side element of the extension will be visible from the public realm, although it would not project beyond the existing westernmost elevation of the property. The rear extension is to replace the conservatory and requires planning permission due to the height of the roof. The development is to extend the lounge and enlarge a bedroom, together with internal alterations and reconfigurations and would result in a modest increase to the original footprint of the property. It is considered the design would result in a cohesive form of development.
- 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 front/side element of the extension would infill the front elevation and replace the existing garage with an additional depth of 1 metre. There are no windows in the southern elevation and whilst it will be adjacent to the shared boundary, the roof is pitched and hipped and of a modest height. Furthermore the northern elevation of the neighbouring property is approximately 2.6 metres away from the boundary and the extension does not extend beyond the side windows of this property.
- 7.6 The rear extension is a continuation of the property with a depth of 2.48 metres, maintaining the 2.6 metre distance to the southern boundary. It projects away from the northern boundary with a minimum of 3.7 metres to a maximum of 4.5 metres and there are no windows in either side elevation of the rear addition.
- 7.7 The rear elevation of the extension is predominantly glazed, although it is in excess of 20 metres from the back boundary and it is deemed the properties to the rear are of a sufficient distance away for any impact to be negligible.

(iv) Flood issues

- 7.8 The site is within Flood Zone 2, however the proposed development is to extend the existing property at ground floor level and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted flood risk information to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 7.9 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 and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/18/00520 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 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. 24450/1	Existing floor plan
Drg no. 24450/2	Proposed floor plan
Drg no. 24450/3	Existing elevations plan
Drg no. 24450/4	Proposed elevations plan
Drg no. 24450/5	Proposed section plan
Drg no. 24450/6	Location plan and site plan
Flood risk information	

Reason: - To ensure provision of a satisfactory development.