
Site Address:	21 Dudleston Heath Drive, Waterloooville, PO8 8AR		
Proposal:	Single storey rear and side extension.		
Application No:	APP/18/00088	Expiry Date:	19/03/2018
Applicant:	Mrs Thompson		
Agent:	Mr Hopper	Case Officer:	Karen Wooden
	ADS		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached, two-storey dwelling of brick and tile construction. It fronts onto the Waterloooville Recreation Ground and is accessed from Dudleston Heath Drive. It had a small front garden and a rear garden which is laid to lawn and enclosed by close board fencing. To the north east of the dwelling is a detached block of 4 garages, providing off road parking for no's 15-21 Dudleston Heath Drive. The property currently has single storey extensions to the side and rear.

2 Planning History

99/64267/000 - Single storey side extension, PERM,05/07/1999

3 Proposal

A single storey rear and side extension to be attached to the existing side 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)

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

5 Statutory and Non Statutory Consultations

5.1 No consultations 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 extensions are to be located to the side and rear of the property, these will not be visible from Dudleston Heath Drive or Waterloooville Recreation Ground and will therefore not result in a significant impact to the character of the area. Notwithstanding this, the materials to be used are to be brick to match the existing dwellinghouse.

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 Waterloooville Recreation Ground is sited to the west of the application site and therefore the proposal will have no impact on neighbours to the west.

7.6 To the east of the property is the rear garden of No. 13 Dudleston Heath Drive. A separation gap of approximately 14m will be retained between the extension and the boundary line, with the dwelling of No. 13 being sited approximately 17m to the north east of the application site, and therefore will not result in loss of light or overlooking to the occupiers of this neighbouring property.

7.7 To the south of the application site is the rear gardens of No's 31 & 35 Willow Tree Avenue. The proposed extension is to be set in excess of 1.5m back from the boundary line, and will have a maximum height of 2.7m. The proposal includes a window to the southern elevation, level with the rear garden of No. 35 Willow Tree Avenue. The top of the window is to be 2.15m from ground level, however the boundary treatment between the two properties is 2m fencing. Additionally the

dwelling of No. 35 is set 15m back from the boundary line. It is therefore considered that the proposal will not result in a significant impact to the occupiers of these neighbouring properties in terms of loss of light or overlooking.

- 7.8 The property to the north is 19 Dudleston Heath Drive which is attached to the application site. The existing extension has a height of 2.5m and extends 2.5m from the original rear wall of the host dwelling. The proposed extension is to be approximately 2.75m in height, and will extend 4m from the rear wall. No 19 have a single storey staggered extension to the rear, with the part closest to the boundary line extending 3m. The proposal shows there are no windows to be inserted into the northern side of the extension. It is therefore considered that the proposal will not have a significant impact on the occupiers of the property to the north in terms of overlooking or loss of light.
- 7.9 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/18/00088 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:

GA Plans/Elevations - ADS-033-P

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.