
Site Address:	36 Galaxie Road, Waterloooville, PO8 9AR		
Proposal:	Single storey front extension.		
Application No:	APP/19/00022	Expiry Date:	08/03/2019
Applicant:	Mr K Poultney		
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
	Derek Treagus Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link detached property and garage. It has an offset brown tiled pitched roof and elevations of red/yellow multibrick and tile hanging. The site is level with open vehicular access to the front with a concrete drive and area of grass, open to the northern and southern boundaries.
- 1.2 A two storey linked detached property is to the north, a pair of link detached properties are to the south and the entrance to Lincoln Rise is opposite. The area is of medium density with modern two storey detached, link detached and terraced properties of similar age, and different styles and design.

2 Planning History

APP/14/00422 - Front porch and rear single storey extension, permitted 23/06/2014.

3 Proposal

- 3.1 The proposal is for the construction of a single 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

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

(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 front extension with a roof lantern, infilling the existing area between the garage and front elevation, creating a flush elevation to the front of the property. The scheme would be visible from the public realm and it is noted a number of dwellings in the surrounding area have infilled this section of the property, creating a precedent for this type of development.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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 proposal would extend the southern elevation of the property by approximately 3.6 metres with a flat roof, maintaining the 1 metre gap to the property boundary, with

the northern elevation of the neighbouring property a further 1 metre away. There are no side windows in the southern elevation of the extension and it is noted the neighbouring property at number 34 benefits from a similar type of development, albeit this property is set back slightly from number 36. Given the design and location of the proposal, it is considered any impact would be negligible.

- 7.6 There are no properties directly opposite the site and the scheme would have minimal effect on the property to the north.
- 7.7 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, 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/19/00022 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:

Location plan
Existing floor and elevations plan
Proposed block plan, floor and elevations plan

Reason: - To ensure provision of a satisfactory development.

