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|------------------|-----------------------------------------|---------------|--------------|
| Site Address:    | 388 London Road, Waterlooville, PO7 7RW |               |              |
| Proposal:        | Single storey first floor extension.    |               |              |
| Application No:  | APP/18/00636                            | Expiry Date:  | 22/08/2018   |
| Applicant:       | Dr Sheik                                |               |              |
| Agent:           | Mr Mallen                               | Case Officer: | Karen Wooden |
|                  | Thorns-Young Ltd.                       |               |              |
| Ward:            | Waterloo                                |               |              |
| Site Visit Date: | 07/08/2018                              |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a large detached house with elevations of brick and upvc panelling to the first floor. The front of the property has been block paved to provide curtilage parking for several cars. The property also includes an integral garage with balcony and railings above.
- 1.2 The properties along London Road within close proximity to the site are predominantly detached, varying in age, style and design.

## **2 Planning History**

- 2.1 No relevant planning history.

## **3 Proposal**

- 3.1 Single storey first floor 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)

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**

**Environment Agency**  
No comments 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: 2

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 This application seeks to construct a first floor extension to provide a shower room. The extension will be set approximately 2.8m back from the front build line, with a width of 2.5m. The materials to be used for the extension are to match those used on the host dwelling to reduce visual impact. Additionally the property sits approximately 10m back from the highway. The style of the existing dwelling is unique in comparison to the nearby properties and therefore the proposed addition is not considered to be harmful to the character of the area

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 Due to the location of the extension, it is not considered that the proposal will have an adverse impact on the occupiers of the properties to the north, east or west.

7.6 The property to the south (386 London Road) is a large detached house, with a similar size but differing style to the application site. The proposed plans show windows are to be inserted into the eastern and western elevations, to the front and rear of the shower room. It has been confirmed that the glazing for both these windows is to be obscure glazed with only the top box being openable, and it is recommended that this is conditioned. It is not considered that the proposal will have any additional impact on the privacy of the neighbours.

7.7 The addition of the extension will bring the southern elevation of the first floor level with the ground floor. It was noted on the site visit that there are no windows to the northern elevation of No. 386 and therefore the extension will not result in a loss of light. 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.
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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00636 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 21.06.18  
Block plan - received 27.06.18  
Existing and proposed plans - 2104.18  
**Reason:** - To ensure provision of a satisfactory development.
- 3 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.