
Site Address:	2 Davis Cottages, 1B Padnell Road, Waterloo, PO8 8DZ		
Proposal:	Single storey rear extension.		
Application No:	APP/18/01111	Expiry Date:	24/12/2018
Applicant:	Mrs Williams		
Agent:	Mr Potter	Case Officer:	Denise Sheath
	James Potter Associates		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi detached 4 bedroom property, with of road parking availability for 1 vehicle, the boundary treatment to the rear of the property is an approximately 1.8m close boarded wooden fence.

The properties along the streetscene are of varying designs and styles.

2 Planning History

APP/18/00937 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 2.9 metres. GPDR,29/10/2018

3 Proposal

Single storey rear 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

None required

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: 5

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 original application for the property removed the permitted development rights to ensure efficient amenity space is retained and to protect the amenities of the neighbouring properties, the SPD advises a rear garden should normally allow 10 metres between the dwelling and the boundary, however the rear garden did not comply with this guidance and has a distance of approximately 8.8 metres, there will be no net gain in the amount of bedrooms at the property, this will remain at 4 bedrooms.

7.4 Notwithstanding the above, considered on its context, it does have a garden width of 11.4 m and has sufficient amenity space for a patio and a shed, therefore it is considered acceptable in this unique context.

7.5 The proposal would be attached to the rear of the property and would not be visible from the public realm. The design and appearance of the extension 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).

(iii) Effect on neighbouring properties

7.6 The neighbouring property at No. 1 Davis Cottages also benefits from a single storey rear extension approximately 3.8 metres in depth. The neighbouring property to the rear of the property will not be affected by the proposal, the neighbour at No. 1 Padnell Road would not be affected by the extension and is currently screened by an approximate 1.8 metre close boarded fence and shrubbery.

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/18/01111 for the following reasons:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Application Form - Received 29 October 2018
Location and Block Plan - Drawing No 18062-PL-001 - Received 29 October 2018
Existing and Proposed Ground Floor Plans- Drawing No 18062-PL-002 - Received 29 October 2018
Existing and Proposed First Floor Plans - Drawing No 18062-PL-003 - Received 29 October 2018
Existing Elevations - Drawing No 18062-PL-004 - Received 29 October 2018
Proposed Elevations - Drawing No 18062-PL-005 - Received 29 October 2018
3D Visuals - Drawing No 18062-PL-006 - Received 29 October 2018

Reason: - To ensure provision of a satisfactory development.