
Site Address:	18 Reedmace Close, Waterlooville, PO7 8HH		
Proposal:	Single storey side extension.		
Application No:	APP/18/00766	Expiry Date:	24/09/2018
Applicant:	Mr Barber		
Agent:	Mr Mallen	Case Officer:	Denise Sheath
	Thorns-Young Ltd.		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi detached bungalow constructed with red brick and a hung tiles roof, the property has off road parking area. The boundary treatment at the site comprises of an approximate 2m close boarded fence to the front, a summerhouse and approximately 2m close boarded fence to the rear, and a close boarded wooden fence to the south west side, the north elevation comprises of the outer wall of the dwelling No.19 Reedmace Close and a approximately 2m close boarded fence with shrubbery overflowing onto No.18.

2 Planning History

None

3 Proposal

Single storey 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)

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

Arboriculturalist, Havant Borough Council

No objection. Golden Cypress not suitable to be protected by a Tree Preservation Order.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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 would be visible from the public realm but would be in keeping with the existing building therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Reedmace Close.

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 considered that the proposal will have no impact on the occupiers of the property to the south west and north west in terms of overlooking, overbearing or loss of light.

7.6 There are no residential properties to the front of the application site which is screened shrubbery and a residents area for parking.

- 7.7 No.18 Reedmace Close is one of a pair of semi-detached bungalows, the only property likely to be affected by the proposed extension is the adjacent neighbouring property to the north (19 Reedmace Close). The proposed extension would be sited approximately 900mm away from the shared boundary with No.19. The extension would face the outer wall of No.19, it is not considered that this would result in any additional overlooking or loss of privacy which would be detrimental to No.19 Reedmace Close.
- 7.8 Concerns were raised regarding access to No.18 Reedmace Close from the owner of No.19 Reedmace Close for maintenance to No.19 as their guttering is within the boundary of No.18 advise was given that this is a civil matter between the two parties and not a planning consideration.
- 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/18/00766 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:

Application Form - Received 30.07.18

Location Plan at a scale of 1:1250 - Received 30.07.18

Block Plan - Received 30.07.18

Existing and Proposed Elevations and Floor Plans Drawing No. 2145.18 Rev A
- Received 30.07.18

Reason: - To ensure provision of a satisfactory development.