
Site Address:	27 Oaklands Grove, Waterlooville, PO8 8QX		
Proposal:	Single storey rear extension with render.		
Application No:	APP/18/00467	Expiry Date:	10/07/2018
Applicant:	Mr & Mrs Harvey		
Agent:	Mr A Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 27 Oaklands Grove is a two storey semi-detached dwellinghouse constructed of facing brickwork, cladding and concrete tiles. The dwellinghouse is positioned on an incline of land from south to north and is hard-surfaced to the front in order to provide a parking provision for two cars. An integral garage on the west side of the dwellinghouse provides an additional parking space.
- 1.2 To the front No 27 has an open boundary and is therefore viewable from the streetscene. To the rear the amenity space is laid with paving to the south and lawn to the north. To the west the curtilage boundary is constructed of 1.8m timber fencing and to the east 2m wall.

2 Planning History

APP/18/00318 - Prior notification for single storey development extending 5.0 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 3.1 metres.
, GPDC,01/05/2018 - Prior Approval Not Required

3 Proposal

Single storey rear extension with render.

4 Policy Considerations

National Planning Policy Framework 2012

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

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: 8

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 development at No 27 shall mostly be hidden from the public realm as the development is to be positioned to the rear of the dwellinghouse. Part of the works shall extend past the east side elevation however due to the orientation of No 27 in its plot and that the works shall be set away from the highway by approximately 15m the visual impact caused by the extension is considered to be limited and acceptable.

7.4 Render is proposed for the rear extension which is a material present within the streetscene of Oaklands Grove. With the development proposed to the rear of the dwellinghouse and mostly screened from the streetscene the works, on balance, are considered to not detract significant character from the area nor No 27.

7.5 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

7.6 The works have the potential to impact in particular No 25 Oaklands Grove and No 3

Shakespeare Gardens however no objections have been received with respect to the scheme.

- 7.7 The application site has been subject to a previous prior notification application granted in May 2018 to develop a single storey extension to the rear of No 27 to a depth of 5m. The works are proposed to be up to the shared boundary line with the attached neighbour No 25 and although the neighbour has the potential to be impacted the works this would not warrant a refusal of planning permission as they are to be approximately the same size as previously approved and no objection has been made by the neighbour. A ground floor window serves No 25 to the east side of the rear elevation which has the potential to be impacted but it was noted following a site visit that an outbuilding along the east boundary already causes an impact to the outlook and sun levels reaching this room. The proposed works extend out towards the east which is the only alteration from the previous prior notification application. As this development shall be away from No 25 the addition of this development is considered to be negligible to No 25.
- 7.8 No 2 Shakespeare Gardens is the dwellinghouse to the east of No 27. Although the dwellinghouse has a prior notification permission to extend to the rear, this was in line with the existing side elevation and the planning application now seeks to extend past this elevation. The works are screened from the neighbouring dwelling by the 2m boundary wall which coupled with the distance between the works and neighbouring dwelling would ensure that the development does not result in an un-neighbourly impact. The proposed extension has a flat roof and shall be set away from the shared boundary by approximately 1m which would reduce any impact caused further. The development is therefore considered to be acceptable.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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).

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/18/00467 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:

Site Layout Plan: Drawing No 5015/500- Rev A
Location Plan: Licence No 100041041

Proposed Elevation Plan: Drawing No 5015/4 Rev A
Proposed Ground Floor Plan: Drawing No 5015/2- Rev A
Cross Section Plan: Drawing No 5015/5
Confirmation of wall to be retained at No 25 and details of foundations: Email received 19.06.2018

Reason: - To ensure provision of a satisfactory development.

- 3 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.