
Site Address:	7 Cardinal Drive, Waterloooville, PO7 8LZ		
Proposal:	Two storey side extension.		
Application No:	APP/18/00388	Expiry Date:	05/06/2018
Applicant:	Mr & Mrs Whittaker		
Agent:	Mr Page	Case Officer:	Bee Crawford
	GRP Architectural Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached house with a brown tiled pitched roof and elevations of red multibrick. The site is level and open to all boundaries with vehicular access to the front leading to a concrete drive and an area of grass and shrubs. The rear garden has a patio and an area of artificial turf and is enclosed to all boundaries with fencing ranging in height from 1.3 to 1.8 metres.
- 1.2 The adjoining two storey semi-detached property is the west, a pair of two storey semi-detached properties are to the east, a terraced of two storey flats are opposite and Queen's Inclosure Primary School is to the rear beyond a footpath and wooded area. The area is of medium density of two storey semi-detached and terraced properties and two storey flats of a similar age, different styles and design situated on a modern estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two 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)
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

Arboriculturalist

No objection. The wooded area to the rear of the property will not be affected by the proposed development.

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
- (iv) Parking

(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 two storey side extension and would be visible from the public realm, with the property situated approximately 4 metres from the highway.. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be set back from the building line, have a lower ridge height and should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

- 7.4 The extension follows the line of the existing rear elevation of the property, but is set back 0.91 metres from the front elevation and 0.25 metres below the existing ridge. Whilst the extension is adjacent to the eastern boundary, there is a distance of approximately 2.7 metres to the western elevation of the property at number 8 and the addition is judged to be subservient by virtue of the proposed width.
- 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 There are no side windows in the proposed extension which is to the eastern side of the property and although there is a new window in the rear elevation at first floor, this will serve an existing bedroom which is to be extended, and is therefore deemed it would not result in any additional overlooking.
- 7.7 Whilst it is acknowledged the extension would reduce the distance between the properties and subsequently be closer to the landing window at number 8 Cardinal Drive, this is a secondary window and any resulting impact would not constitute a defensible reason for refusal.
- 7.8 It is judged the property to the west would not be adversely affected by the development and the properties opposite are a sufficient distance away for any impact to be negligible. There are no residential properties to the rear of the site.

(iv) Parking

- 7.9 Whilst there is no increase in the number of bedrooms at the property which is currently two, the extension would result in the loss of one parking space. Subsequently there will be a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan was not submitted with the application, therefore a condition is recommended for two parking spaces to be provided at the property.
- 7.10 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, 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/18/00388 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 shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 18135 EX100 Existing ground floor plan
Drg no. 18135 EX101 Existing first floor plan
Drg no. 18135 EX102 Existing elevations plan
Drg no. 18135 PL300 Proposed ground floor plan
Drg no. 18135 PL301 Proposed first floor plan
Drg no. 18135 PL302 Proposed elevations plan
Drg no. 18135 PL303 Location and block plan

Reason: - To ensure provision of a satisfactory development.