
Site Address:	14A Gordon Road, Waterlooville, PO7 5TJ		
Proposal:	Single storey front and rear extensions.		
Application No:	APP/18/00261	Expiry Date:	02/05/2018
Applicant:	Mr Behan		
Agent:	Glenn Bramble-Stewart	Case Officer:	Karen Wooden
	GBS Designs		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house of brick construction, with elements of hung tiles to the principle elevation. The property is set back from the highway of Gordon Road, with a communal green area to the front, separating the property with a block of flats which is sited to the north east.
- 1.2 The front of the property is mainly laid to lawn and a low level hedge and gate creates a boundary treatment, separating the property with the pavement to the front.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey front and rear extensions.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultations required for this application.

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: 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 extension to the front of the property is to be of a similar design to the front extension on the attached property (14b Gordon Road). Due to the set back location of the property, the proposed extensions would not be readily visible from the highway. Notwithstanding this, the proposed materials are to match those used on the original dwellinghouse and therefore the proposal is deemed appropriate in context to the main building and is 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

7.4 The proposed extension to the front of the property will be set approximately 0.3m back from the boundary line with No. 14b to the north west. Furthermore the proposed front extension will not project any further forward than the extension to the front elevation of this neighbouring attached property.

7.5 The front extension will be set approximately 2.5m from the neighbouring property to the south east (14 Gordon Road). No windows are proposed to be inserted into the side elevation of the front extension.

7.6 To the north east of the proposed site is Arthur Kille House, a block of residential flats. The extension will face onto the flank wall which has no windows.

7.7 The rear extension is to be sited approximately 5m from the property to the south east (14 Gordon Road) and will have no windows inserted into the side elevation. The boundary treatment between the application site and this neighbouring property is 1.8m fencing.

- 7.8 The rear extension is to be set marginally back from the boundary line with the property to the north west (14b Gordon Road), the boundary of which is separated by 1.8m fencing. The submitted plans show no windows to be inserted into this side elevation. It is acknowledged that the extension would result in a reduction of some late morning/early afternoon light to the neighbouring reception room sited closest to the boundary line, however the patio doors leading to the main reception room would not be impacted.
- 7.5 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/18/00261 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:

Design and access statement- received 07.03.18
Location plan - BEHAN 07 (rev c)
Site plan - BEHAN 06 (rev c)
Block plan - BEHAN 04 (rev c)
Block plan with measurements - BEHAN 05 (rev c)
Existing elevations - BEHAN 02
Existing and proposed ground and roof plans - BEHAN 01 (rev c)
Proposed elevations - BEHAM 03 (rev c)

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.