
Site Address:	13 London Road, Cowplain, Waterloooville, PO8 8DE		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00433	Expiry Date:	19/06/2018
Applicant:	Mrs Rowlands		
Agent:	Mr Mallen	Case Officer:	Karen Wooden
	Thorns-Young Ltd.		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house with a pitched tiled roof and elevations of render to the first floor and brick to the ground floor. The property is set back from the highway of London Road with no vehicular access to the curtilage.
- 1.2 The property benefits from a good size front garden and is separated from the public domain by means of a hedge with a wooden gate providing pedestrian access. There is a mix of fencing and natural screening defining the boundary lines between the application site and No's 11 and 15.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 A proposed single storey rear infill extension to provide additional living accommodation.

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 were 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:

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 is to be located to the rear of the property and therefore will not be readily visible from the public domain. Notwithstanding this, the materials to be used are to be similar to those used on the original dwellinghouse to minimise any visual impact.

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

7.4 The proposed rear extension is to be sited on the north western side of the existing property and therefore will have no impact on the occupiers of the property to the south (11 London Road). To the east of the site is a parking layby separating the property from the highway. The property to the north of the site (1 Silvester Road) is approximately 28m from the rear wall of the proposal.

7.5 To the north of the site is No. 15 London Road, which is a semi detached property of a similar design to the application site. The separation gap between these properties is approximately 2m. The plans show no windows are to be inserted into the northern elevation and therefore the proposal will not result in additional overlooking.

7.6 The proposed extension is to infill the current external space between the lounge and the kitchen/utility room. The extension is to be single storey and have a pitched roof with a maximum height of 4m, reducing down to 2.6m. The current boundary treatment between the two properties is 2m close board fencing. No. 15 does have a window to the southern elevation which is the sole window for a middle reception room, however

light to this room is already restricted from the existing rear wall of the application site and the 2m fencing. It is therefore not considered that the refusal of this application in terms of loss of light could be justified.

- 7.5 Consequently, it is considered that the proposal will not 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/18/00433 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:

Location plan - received 24.08.18
Block plan - received 24.08.18
Existing and proposed floor plans and elevations - received 24.08.18

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.