
Site Address:	47 Inhurst Avenue, Waterlooville, PO7 7QT		
Proposal:	Single storey rear extension. (Revised application).		
Application No:	APP/18/00135	Expiry Date:	30/03/2018
Applicant:	Mr & Mrs Soares		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern semi-detached bungalow and detached garage situated on a good sized plot. It has a brown tiled low pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to a concrete drive and front lawn enclosed by a hedge to the southern and part of the western boundary and open to the north. The rear garden has a depth in excess of 25 metres and is laid to lawn with a patio area, a shed, trees and shrubs, enclosed to all boundaries by fencing ranging in height from 1.6 to 1.8 metres.
- 1.2 The adjoining semi-detached bungalow is to the south, a pair of semi-detached bungalows are to the north and opposite and a wooded area is to the rear with properties in Lysander Way beyond. The area is of medium density with pairs of modern semi-detached bungalows of a similar age, style and design.

2 Planning History

APP/17/00341 - Single storey rear extension, permitted 30/05/2017.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension. (Revised application).

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. One young- semi mature Cypress tree (approximately 7-8m tall) is located on the southern boundary of the property which is shown to be retained. There is also a Cypress of a similar age and height in the neighbouring property on the same boundary. Neither of the trees are worthy of Tree Preservation Order protection. However the applicant should be mindful that any disruption to the ground under these trees could affect the roots of these trees.

Along the rear boundary of the property are a mature Beech and Ash, these trees are at least 15m from the proposed extension and should not be affected.

Hampshire Biodiversity Information Centre:

Within 500m protected and notable species - Great Crested Newts

Officer Comment: The development would be unlikely to impact this protected species.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I live almost opposite number 47. Inhurst Avenue is narrow & my bungalow number 28 is on a bend in the road. My only concern is that if vans & lorries park outside of number 47 , opposite my drive, it makes it very difficult to enter or exit the entrance to my driveway. I request that thought be given to the access to my property at all times.	Construction phase impacts are temporary in nature and would not prevent a grant of planning permission

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 property is set back approximately 5 metres from the front boundary and the proposed rear extension is a continuation of the existing property, consequently it would only be partially visible from the public realm. The revised proposal is for the same width and depth as permitted under APP/17/00341, but with a flat roof and roof lanterns rather than part flat and part pitched roof. The development would result in a reasonable increase to the original footprint of the property, although it can be comfortably accommodated within the extent of the site.
- 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 The development is a continuation of the existing dwelling, with a flat roof and lanterns over the southernmost part of the addition. There are no windows in either side elevations of the proposal and the new window to serve an en-suite shower room on the northern elevation would be permitted development. Although the extension is to be built close to the southern boundary, it is of a modest height and located to the northern side of No.49 which would reduce any impact on light. The depth of the extension does not exceed the depth which would be allowed under the prior notification process. It is noted no letter of objection was received from the adjoining neighbour at 49 Inhurst Avenue.
- 7.6 The proposal does not project beyond the northern side elevation of the dwelling, consequently maintaining the existing distance to the property at 45 Inhurst Avenue. There are new patio doors in the eastern (rear) elevation of the addition, although it is considered the properties to the rear are a sufficient distance away for any impact to be marginal.
- 7.7 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/18/00135 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 be as stated under Section 11 (Materials) of the application form.

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:

Location plan

Proposed block plan

Drg no. 1056.17 Rev C Existing and proposed floor and elevations plan:
section plan

Reason: - To ensure provision of a satisfactory development.