
Site Address:	1A Balmoral Drive, Waterlooville, PO7 5EL		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00778	Expiry Date:	09/10/2018
Applicant:	Mr & Mrs Lammin		
Agent:	Mr Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd.		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached chalet style dwelling and attached garage. It has a brown tiled pitched and half barn hipped roof and elevations of red multibrick. The site is level with a slight east/west decline to the road and there is open vehicular access to the front with a block paved drive and an area of shrubs and shingle, enclosed with a 2 metre high fence to the east, a 0.5 metre high wall to the front and a 0.75 metre high wall to the west. The rear garden has a patio area and raised lawn and shrubs, enclosed by fencing ranging in height from 1.7 metres to 2 metres to the eastern and southern boundaries and a 2 metre high wall and fence to the western boundary.
- 1.2 The front aspect of modern two storey detached and semi-detached properties are to the west, beyond a private drive, the rear garden of properties in The Crescent are to the east and south and a pair of modern two storey semi-detached properties are opposite. The area is of medium density with two storey detached and semi-detached dwellings and bungalows of similar and different age, style and design.

2 Planning History

Permitted development rights were withdrawn under condition 10 of planning permission 95/53752/004 granted 22/09/1995 under which the property was built, hence the requirement for planning permission.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear 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, Havant Borough Council

No objection providing there is no storing/mixing of materials on the driveway or front garden which would affect the TPO'd Oak at the front of the property.

NB: Informative recommended

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 proposal would be attached to the rear of the property on the eastern side with a depth of 4 metres and a width of 3.85 metres replacing the existing verandah, and would not be visible from the public realm. The development would result in a modest

increase to the original footprint of the property, and falls within the limits for permitted development, although it is noted there is a condition on the original permission restricting this.

- 7.4 Whilst the depth of the rear garden is less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, the width is approximately 13 metres. It is therefore considered sufficient amenity space will be retained at the property.
- 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 development is not visible from the front of the property and would only be partially visible from the adjacent properties due to the existing screening. It is situated close to the eastern boundary of the site, and whilst there is a roof light in the eastern roof slope which pitches away from the boundary, it is 2.5 metres above the floor level and is therefore deemed unlikely to lead to any harmful degree of overlooking to the property to the east.
- 7.7 There is a window in the rear elevation and french doors in the western side elevation of the extension, however the properties to the south and west are considered to be a sufficient distance away for any impact to be negligible.
- 7.8 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/18/00778 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 hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 5085/500

Site layout plan

Drg no. 5085/1 Rev A Existing ground floor plan

Drg no. 5085/2 Rev A Proposed ground floor plan

Drg no. 5085/3 Rev A Existing and proposed elevation plans

Drg no. 5085/4 Proposed section plan

Reason: - To ensure provision of a satisfactory development.