
Site Address:	33 Cornbrook Grove, Waterloooville, PO7 8RD		
Proposal:	Single storey rear and side extensions.		
Application No:	APP/18/00262	Expiry Date:	14/05/2018
Applicant:	Mr Q Hylands		
Agent:		Case Officer:	Emma Chisnall
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 33 Cornbrook Grove is a detached two storey dwelling which is situated in a corner plot forming the entrance into the cul de sac. No 33 is positioned at the top of the hill with the land declining to the south. The dwellinghouse is constructed of facing brickwork and concrete tiles and has a parking provision to the front and rear of the site including an integral garage to the side. The amenity space to the rear and side of No 33 is modest in size and surrounded with a curtilage boundary constructed of 1.8m hedging. To the front the dwellinghouse has an open boundary and a prominent position in the streetscene.

2 Planning History

94/59071/000 - Retrospective application for erection of conservatory to rear,
PERM,25/05/1994
APP/11/01340 - Change of use from public amenity land to private amenity land.,
PERM,14/12/2011

3 Proposal

Single storey rear and side extensions.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection. There is a large Oak on a verge outside the property however this should 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: 4

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 works consist of three single storey extensions to the rear and side of the dwellinghouse. The works are set off the boundaries of the site, are proposed in matching materials to that of the existing dwellinghouse and shall appear modest in their size and design creating a subservient appearance on No 33. The works shall be screened from the public realm to the north but partly viewable from the footpath to the west and highway to the west. However with the works being single storey in height, set away from the boundaries and screened sufficiently by 1.8m timber boarded fencing the impact caused to the visual amenity of the area is considered to be limited and acceptable.

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 neighbouring dwelling that has the potential to be impacted is the dwellinghouse to the south No 32 Cornbrook Grove. No 32 is lower in position than No 33 and therefore the works have the potential to appear over-bearing however it is noted that

the works shall be set off the shared boundary by approximately 3.4m. There is also sufficient screening between the neighbours in the form of 1.8m timber fencing and coupled with the size of the development proposed the works are considered, on balance, to not appear oppressive or significantly over-bearing.

- 7.6 No 33 has a conservatory in place to the west side of the rear elevation and a kitchen window set further back to the east side causing a modest amount of over-looking to the dwellinghouse to the south No 32. The works shall bring a window in closer proximity to No 32 towards the east end of the rear elevation however the additional impact caused is not considered to be significant enough to warrant a refusal of planning permission.
- 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). 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/18/00262 subject to the following conditions:-

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.

- 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:

Site Location Plan: Licence No: 100047474

Block/Site Plan: Licence No: 100047474 received 12.05.2018

Block Plan with Dimensions: Licence No 100047474 received 12.05.2018

Proposed Block/Site Plan: Licence No 100047474 received 19.03.2018

Proposed Elevations Plan: Drawing No BE/003

Proposed Floor Plan: BE/004

Reason: - To ensure provision of a satisfactory development.

