
Site Address:	31 Meadway, Waterlooville, PO7 7QJ		
Proposal:	First floor side extension.		
Application No:	APP/18/00027	Expiry Date:	13/03/2018
Applicant:	Mr & Mrs Morris		
Agent:	Mr Cresdee	Case Officer:	Harriet Pitney
	Both Creative		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, two storey, residential dwellinghouse located on the northern side of Meadway, comprising elevations of brick construction (rendered at first floor level) with a tiled pitched roof.

The site is relatively level and benefits from open vehicular access to the front driveway which provides adequate off-road parking provision. The property benefits from a single storey side addition to the east which appears to be a common characteristic within the immediate streetscene with an original use as an integral garage. The application site has since converted the existing garage which now forms a bedroom at ground floor level.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar size, age and style albeit slightly varied in terms of their design.

2 Planning History

None relevant.

3 Proposal

This application proposes a first floor side extension to the east of 31 Meadway.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

Not required in relation to 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No 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 to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 By virtue of the nature of the proposed development, the proposed first floor extension would be readily visible from the public realm and streetscene of Meadway.

7.4 The property currently benefits from a single storey addition to the side (east) of the main dwellinghouse which extends approximately 3.6 metres from the side wall of the host dwelling. The proposed extension therefore seeks to provide an extension at first floor level only with no extension or addition to the existing footprint at ground floor level.

7.5 It is important to acknowledge that there are many examples within the existing streetscene where properties have extended at first floor level, similar to that proposed as part of this application and as such a precedent has already been set within the immediate vicinity for this type of development. However, and notwithstanding the above, it is considered that the proposed size, scale and design of the extension is deemed to be appropriate in context with the main dwellinghouse and respects the existing built form.

7.6 This application has been subject to amended plans by virtue of an alteration to the proposed external materials to a cedar weatherboard cladding at first floor level with rendered ground floor elevations. It was noted at the time of the officer site visit that there are other properties within the immediate streetscene that benefit from cladding to

the external walls and as such a precedent has again been set for this type of development within the existing streetscene. Notwithstanding this, it is considered that the proposed external materials are acceptable in context with the surrounding locality and would not visually detract from the character and appearance of the area.

- 7.7 The proposed development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 By virtue of the location of the proposed development, the residential property most likely to be affected by the proposed extension would be the adjacent neighbouring property to the east (No. 33 Meadway).
- 7.9 As specified above, the proposed extension would be at first floor level only and as such does not propose any addition to the existing footprint at ground floor level. Both No. 31 and 33 Meadway benefit from single storey additions to the side and as such the proposed extension would still retain a separation distance of approximately 2.8 metres between the side (eastern) wall of the application site and the side (western) elevation of the adjacent neighbours single storey garage. There would be a further separation distance of approximately 3.6 metres to the side (western) elevation of No.33 Meadway. On this basis, it is considered that there would be a sufficient separation distance between No.31 and 33 Meadway to not result in any loss of light or appear overbearing to the neighbouring amenity of this property, whilst still retaining the open spaciousness which currently characterises the site.
- 7.10 Furthermore, there are no windows proposed within the side elevation of the proposed extension, at first floor level, and as such would not result in any loss of privacy/additional overlooking to this property.
- 7.11 The proposed development would be sited in excess of 30 metres from the residential properties to the rear and in excess of 27 metres from the residential properties opposite the application site (with the main highway inbetween).
- 7.12 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application and the properties opposite and to the rear. The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received in relation to this application.

(iv) Parking

- 7.13 The property currently benefits from 4 bedrooms and as such the proposed extension would increase the total number of bedrooms to 5. In accordance with Havant Borough Councils Adopted Parking standards, the increase in bedrooms from 4 to 5 would not result in any additional parking requirements. However, for the avoidance of doubt, a parking plan has been provided with the application documents which clearly demonstrates the provision of 3 off-road parking spaces which would meet the criteria of the Adopted Parking Standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in a significant adverse impact on the character and appearance of the area 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/18/00027 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 comprise:
Cedar Lap Weatherboard Cladding- colour CO6 Grey Green.
As per the amended proposed floor plans and elevations plan (Drawing No: 070218 1A3)- received 16th February 2018 and the Cedral Inspirations specification- received 16th February 2018.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and 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:
Site location plan- received 5th January 2018
Block plan- received 5th January 2018
Existing floor plans and elevations- received 5th January 2018
Proposed parking plan (Drawing No: 170118 1A3)- received 16th January 2018
Amended proposed floor plans and elevations (Drawing No: 070218 1A3)- received 16th February 2018
Reason: - To ensure provision of a satisfactory development.