
Site Address:	50 The Glade, Waterloo, PO7 7PE		
Proposal:	Single storey side and rear extensions.		
Application No:	APP/18/00656	Expiry Date:	27/08/2018
Applicant:	Mr Cox		
Agent:	Mr C Mallen	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Waterloo		
Site Visit Date:	02/08/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached chalet style property with an attached garage and car port. It has a red tiled pitched roof with flat roof dormers and elevations of apricot painted render. The site is level with open vehicular access to the front leading to an area of block paving, grass and shrubs, enclosed with a hedge and 2 metre high fence and trellis to the eastern boundary, hedging to the western boundary and a dwarf wall and hedge to part of the front boundary. The rear garden is mainly laid to lawn with decking, patio areas and shrubs enclosed to all boundaries with 1.6 metre high fencing and walls.
- 1.2 Detached chalet style dwellings are to the east, west and opposite and the rear gardens of properties in Inhurst Avenue are to the rear. The area is of medium density with two storey detached and chalet style properties of a similar age, different, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of single storey side and rear extensions, following the demolition of the garage and conservatory.

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

None.

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

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
- (iv) Parking

(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 application is for a single storey side and rear extension and part of the proposal would be visible from the public realm, although the property is situated 8.5 metres from the highway and it is considered there would be minimal impact on the existing street scene. The rear element of the proposal extends across the width of the property and up to the eastern boundary with a maximum depth of 6 metres and a flat roof to a height of 2.75 metres.

7.4 The single storey side extension would be adjacent to the eastern boundary with a mono-pitched and hipped roof and does not project beyond the front elevation of the property. It is noted in isolation this element of the scheme could be built within the realms of permitted development.

7.5 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 and

sufficient amenity space would be retained. 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 on the eastern side of the property is adjacent to the boundary with number 48 The Glade with the side addition extending the depth of the property with a mono-pitched and hipped roof which pitches away from the shared boundary. The flat roofed rear extension is a continuation of the side addition and will project 6 metres beyond the original rear elevation of the dwellinghouse. However it is noted the new extension does not extend beyond the rear wall of the existing garage which projects 1 metre beyond the rear elevation of the extension at number 48 the Glade.
- 7.7 There is one roof light in the eastern roof slope and no windows in the eastern elevation of the side/rear extension. Although the extension is adjacent to the eastern boundary, there is a distance of 1 metre to the western elevation of the neighbouring property which is partially screened by the existing fencing. There are windows and a door in the western elevation of the neighbouring property, however it is deemed any resulting impact would not constitute a defensible reason for refusal.
- 7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of ground floor windows at 48 The Glade. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.9 The western side of the extension does not project beyond the existing side elevation of the property, maintaining the 1 metre distance to the boundary with number 52 the Glade. Whilst there is a window in the western side elevation of the extension, it would face the eastern side of the extension of the neighbouring property which has no windows and is of a similar depth to the proposed addition, negating any perception of the development being overbearing. The rear extension is of a modest height and the properties to the rear are approximately 35 metres away.

(iv) Parking

- 7.10 The proposed demolition of the garage would result in the loss of a parking space, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.
- 7.11 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/18/00656 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 indicated on the submitted forms and hereby approved plans, or 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Proposed block plan
Proposed parking plan
Drg no. 2099:18:1 Existing floor and elevations plan
Drg no. 2099:18:2 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.