
Site Address:	384 London Road, Waterlooville, PO7 7TB		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00202	Expiry Date:	16/04/2018
Applicant:	Mrs A Parker		
Agent:	Mr P Davey	Case Officer:	Emma Chisnall
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 384 London Road is a large detached two storey dwellinghouse situated to the north end of London Road in Waterlooville. The dwellinghouse shares an access with No 5 Highfield Avenue from Highfield Avenue. The amenity space to the front is adequate in size and fully hard-surfaced for the provision of parking multiple cars with two integral garages present to the side of No 384. The dwellinghouse is screened from London Road by a high 2m brick wall. To the rear the amenity space is adequate in size and laid as lawn with a curtilage boundary constructed of 2m timber fencing.

2 Planning History

90/52609/002 - New vehicular access to London Road, REF,
92/52609/003 - Demolition of existing single storey buildings and erection of a single and two storey extension., PERM, 12/12/1992

3 Proposal

- 3.1 Single storey rear extension.

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

Environment Agency

No objection raised but an informative requested with the application regarding development work over or within 8 metres of a designated main river.

Planning Officer Comment: This shall be included as part of the decision.

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: 3

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 proposed to No 384 shall be positioned to the rear of the dwellinghouse and shall be completely screened from the public realm therefore protecting the character and appearance of the area from the streetscene of London Road. Matching materials are proposed to be used which shall ensure the development looks in keeping to No 384. The works are proposed to be in line with the existing extension to the north and set away from the side elevation to the south by approximately 10.5m which is considered to produce a development with a modest mass and bulk which achieves a subservient appearance on the dwellinghouse. The works are therefore considered to result in a limited and acceptable impact on the character and appearance of the area.

- 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 dwellings that have the potential to be impacted as a result of the development

would be the adjacent neighbours No 386 London Road and No 5 Highfield Avenue however it is noted that no letters of objection have been received in relation to the proposal.

- 7.6 The works involve the removal of the conservatory to the rear of No 384 and the construction of a solid brick extension in its place which is of no greater depth than the existing conservatory but shall be greater in width and developed towards the south of the site. Although the works are proposed to be modestly higher than the existing conservatory the development shall be set off the boundary with the roof hipped away from No 386 and therefore the additional impact caused as a result is considered to be modest and would not significantly impact the current amenity levels afforded to the neighbouring dwelling. No new windows are proposed in the north side elevation of the development which would maintain privacy levels between the dwellings and therefore on balance, the works would not warrant a refusal of planning permission.
- 7.7 Although the works shall be in closer proximity to the dwellinghouse to the south No 5 Highfield Avenue the works shall be set off the shared curtilage boundary with the neighbouring dwelling by approximately 11.5m. This distance would comply with the guidance contained in the Borough's Design Guide when it comes to acceptable relationships and although windows are proposed within the south side elevation the works are at ground floor only and coupled with the distance and sufficient screening between the dwellings it would ensure that the impact caused as a result is minimal.
- 7.8 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/18/00202 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan: Licence no 100051661
Proposed Block Plan: Licence no 100051661
Proposed Elevations, Floor and Section Plan: Drawing No 757/10/01

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be as outlined in the application form 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.