
Site Address:	31A Queens Road, Waterloo, PO7 7SB		
Proposal:	Single storey front and side extensions.		
Application No:	APP/18/00738	Expiry Date:	10/10/2018
Applicant:	Mr & Mrs Nield		
Agent:	Mr Synge	Case Officer:	Bee Crawford
	Extended Design Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern two storey detached property and detached garage to the front on a good size level plot within a small development of similar properties at the end of Queens Road. It has a brown tiled pitched roof and elevations of red/brown multibrick and mock tudor timber cladding at first floor. There is vehicular access via a 5 bar gate to the front of the dwelling which consists of a grass verge and large area of tarmac and is screened to all boundaries by trees and hedges in excess of 2 metres high.
- 1.2 To the west of the dwelling is a private road providing access to the three other east facing large modern two storey detached properties of the development. There is a private road to the east, providing access to a further development of large detached properties situated to the rear of the site, a large detached two storey property lies beyond this road and a two storey detached dwelling is opposite. The area is of low to medium density with a mix of large detached two storey properties of individual age, style and design and several developments of a small number of modern large detached two storey properties.

2 Planning History

96/61878/000 - Construction of swimming pool and standard 3.2m x 3.2m garden shed in rear garden, permitted 23/08/1996.
APP/14/00691 - Single storey rear extension, permitted 21/08/2014.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front and side 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

A row of pollarded Limes stand along the eastern boundary of the front garden. They will not be impacted by the proposed extension. There should be no storage/mixing of materials of grass area in which they stand.

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: 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

(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 is for a sizeable extension to the front of the property, incorporating a

roof lantern and parapet wall. Whilst this would result in the walls of the extension being relatively high at 3.28 metres, it would be predominantly situated behind the existing garage which is approximately 8 metres from the front boundary. Furthermore, there are mature trees and hedging in excess of 2 metres high to the property boundaries and consequently the scheme would only be partially visible from the public realm.

- 7.4 It could be argued that there is a risk the garage could be demolished in the future revealing the front brick facade of the extension, however given the quality of the build and design of the garage this is considered to be unlikely. Additionally, the property is situated at the end of a cul-de-sac in a diverse street scene and set back from the road. On balance it is considered it would be difficult to constitute a defensible reason for refusal.
- 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 proposed extension has a maximum depth of 4.915 metres with one small window in this elevation and does not project beyond the existing westernmost elevation of the property. It is approximately 2 metres from the western boundary, with the front elevation of the neighbouring property to the west a further 11.5 metres away beyond mature hedge screening.
- 7.7 The eastern elevation of the extension has a depth of 2.819 metres with one modest window. It is in excess of 16 metres from the western elevation of the neighbouring property at 23 Queens Road, which lies beyond a private access road. It is judged the extension would only be slightly visible from the neighbouring properties and the property opposite and any resulting effect would 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/18/00738 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 01271/PL01 floor and roof plan	Site plan, location plan, existing ground
Drg no. 01271/PL02	Existing elevations plan
Drg no. 01271/PL03 and roof plan	Proposed site plan, proposed ground floor
Drg no. 01271/PL04 Rev A	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.