
Site Address:	43 Meadway, Waterloooville, PO7 7QJ		
Proposal:	Single storey rear extension. (Revised application).		
Application No:	APP/18/00177	Expiry Date:	09/04/2018
Applicant:	Mr Barron		
Agent:	Mr P Walker	Case Officer:	Karen Wooden
	Island Design		
Ward:	Waterloo		

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 (partially rendered at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides off road parking provision as well as access to the single integral garage. The rear garden is primarily laid to lawn and is enclosed by a close boarded timber fence and an established hedge. The property currently benefits from a single storey conservatory to the rear.

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

2 Planning History

APP/17/01106 - Single storey rear extension., PERM,22/11/2017

3 Proposal

Single storey rear extension. (Revised application). This application is to increase the projection of the extension from 4.1m to 4.6m due to the position of the existing drain/sewer running through the site.

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)

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

5 Statutory and Non Statutory Consultations

5.1 No consultations required for 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: 7

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 proposed single storey extension to the rear would not be readily visible from the public realm or the streetscene of Meadway. On this basis, it is not considered that the development would result in any adverse impact which would be considered harmful to the character and appearance of the area or the visual amenity of the surrounding locality.

7.4 Notwithstanding the above, it is important to acknowledge that the property currently benefits from a single storey conservatory to the rear as do many other properties within the immediate streetscene and as such a precedent has already been set for this type of development. It is considered that the size, scale and design of the proposed extension to the rear is acceptable when considered in context with the main dwellinghouse and respects the existing built form. The proposed development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 When assessing the impact of the proposed development on the amenity of the adjacent neighbouring properties, the original application (APP/17/01106) acknowledged that the proposed extension would only extend 1 metre beyond the single storey extension of the adjacent neighbouring property (No. 41 Meadway). The amendment the subject of this application will increase this to 1.5m. It is also important to acknowledge that due to the orientation of the properties, the extension will have no impact on afternoon or evening light available to No. 41 Meadway.
- 7.6 The height of the proposed extension would be 3 metres with the addition of a sky light and there are no windows proposed within either of the side elevations. On this basis, it is not considered the proposal would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (No.41 Meadway) to such an extent which would be detrimental to their neighbouring amenity.
- 7.7 The proposed extension would be positioned so that it is a sufficient distance away from the properties to the side within Inhurst Avenue and the properties to the rear within Burnside. As such, it is considered that the proposed extension is unlikely to result in any additional overlooking, loss of privacy or appear overbearing and would have a limited and acceptable impact on the adjacent neighbouring properties as well as the properties to the rear. The proposed extension is therefore considered to be acceptable, 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.
- 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).

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/18/00177 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:

Site and location plan - received 09.02.18
Existing ground floor plan - received 09.02.18
Existing first floor plan - received 09.02.18
Existing elevations - received 09.02.18
Section drawing - received 09.02.18
Proposed ground floor plan - received 09.02.18
Proposed elevations - received 09.02.18
Proposed first floor plan - received 09.02.18

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.