
Site Address:	14 Lone Valley, Waterlooville, PO7 5DZ		
Proposal:	Single storey rear extension and raised decking area.		
Application No:	APP/18/00327	Expiry Date:	31/05/2018
Applicant:	Mr M Spencer		
Agent:	Mr V Thorne	Case Officer:	Bee Crawford
Ward:	Purbrook		
Site Visit Date:	30/04/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with a brown tiled pitched and hipped roof and elevations of red multibrick, stone cladding and cream render. The site is level, although there is a slight incline to the rear garden. There is open vehicular access to the front leading to an area of grass, with a 1 metre high fence to the front boundary, shrubs to the southern boundary and open to the north. The rear garden is mainly laid to lawn with a patio area and two sheds and is enclosed to all boundaries by fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 The adjoining semi-detached bungalow is to the south, a pair of semi-detached bungalows are to the north, and the rear gardens of properties in Park Avenue are to the rear. The area is of medium density with detached and semi-detached dwellings and two storey terraced dwellings of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and raised decking area.

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

I have visited the site and can confirm that the application does not impact on the off site trees top the rear of the property. No Arb objection.

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 property is set back approximately 6 metres from the front boundary and the proposed rear extension is a continuation of the existing property, consequently it would not be visible from the public realm. The development, would result in a modest increase to the original footprint of the property and it is considered that this can be comfortably accommodated within the extent of the site. The proposed raised decking is 0.5 metres high and extends 2.4 metres beyond the rear elevation of the extension.

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 development is a continuation of the existing dwelling, with a flat roof and roof window with the raised decking beyond. There are no windows in either side elevations of the proposal and whilst the extension is to be built adjacent to the southern boundary, it does not project past either rear elevations of the additions of the adjoining properties at numbers 12 and 16 Lone Valley.
- 7.6 There is a minimum distance of 2.8 metres between the northern elevation of the extension and the southern elevation of the property at number 16 Lone Valley. Due to the footprint of the existing property, the depth of the northern element of the extension is 5.3 metres, however it does not exceed the depth which would be allowed under the prior notification process.
- 7.7 There are new bi-fold doors and a window in the eastern (rear) elevation of the addition, although it is considered the properties to the rear are a sufficient distance away for any impact to be marginal
- 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/18/00327 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 stated under Section 11 (Materials) of the application form. **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:

Location plan
Site plan
Proposed block plan
Drg no. 14 LV/1803/1 Existing floor and elevations plan
Drg no. 14 LV/1803/2 Proposed floor and elevations plan

Drg no. 14 LV/1803/3 Proposed floor plan
Drg no. 14 LV/1803/4 Section plan
Drg no. 14 LV/1803/5 Section plan

Reason: - To ensure provision of a satisfactory development.