
Site Address:	8 Hurstville Drive, Waterlooville, PO7 7NB		
Proposal:	Single storey front extension and dormer.		
Application No:	APP/18/00702	Expiry Date:	12/09/2018
Applicant:	Mr & Mrs Houghton		
Agent:	Mr Mallen	Case Officer:	Karen Wooden
	Thorns-Young Ltd.		
Ward:	Stakes		
Site Visit Date:	06/09/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a link attached property situated in Hurstville Drive. The properties within this road are similar in design and appearance, but the majority have been extended since their original construction. To the rear of the application site is an area of woodland, which separates the application site with Hulbert Junior School.

2 Planning History

09/73365/000 - Single storey front extension and two storey rear extension.,
PERM,29/04/2009

3 Proposal

- 3.1 The proposal seeks permission for a single storey front extension, similar to the extension of No. 6 Hurstville Drive, and the creation of a dormer window to the north eastern elevation.
- 3.2 Planning permission has previously been granted for the front extension and a two storey rear extension, however alterations were not carried out and the permission has now expired.

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)

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

- 5.1 No consultations were 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: 4

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) Impact on 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 site and other properties within close proximity have a specific design which includes a high pitch on one side of the roof and a cat-slide section on the other, with high, brick chimneys. The majority of the properties were built with balconies at first floor level on the front elevation. However, some of these have now been removed and properties extended forward at first floor level. The plans submitted propose to extend the front elevation of the property by approximately 2m to align with the front elevation of the attached garage. This would result in a similar front elevation to that found on the attached property to the south west (6 Hurstville Drive). The materials to be used are facing brick and glazing to match the host dwelling. It is not considered that this element of the proposal would be out of keeping with the row of properties on the east side of this section of Hurstville Drive.

7.4 The proposal also includes the addition of a dormer window to the north eastern elevation. It is noted that although there are no other examples of dormer windows on the cat slide roof sections on properties within the immediate vicinity of the application site, a precedent for roof alterations and dormers windows has been set further north in on Hurstville Drive. The flat roof design is not ideal, however the dormer complies with the tolerances of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore it is not considered to be expedient to refuse this element of the application in terms of the appropriateness of the design.

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 Due to the nature of the front extension, it is not considered that it would result in overlooking or overbearing to the occupiers of the neighbouring properties.
- 7.7 The plans show windows are to be inserted into the north west (front) and south east (rear) elevations. The north western window will look towards the front garden of No. 5 Hurstville Drive, which is readily visible from the public domain. The south eastern window will look towards the rear garden and open space beyond. This will also result in an element of overlooking into the rear garden of No. 10 Hurstville Drive, however their main external amenity space will be protected by the single storey rear extension sited to the south western elevation of this neighbouring property.
- 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.

(iv) Impact on parking

- 7.9 The proposal does not seek to create any additional bedrooms and therefore it is not considered to have an adverse impact on parking or the highway.

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/18/00702 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 - received 10.07.18
Block plan - received 10.07.18
Block plan / parking plan - received 18.07.18
Existing plans - 2073.1
Proposed plans - 2073.18.2 (rev b)
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.