
Site Address:	1 Holyrood Close, Waterlooville, PO7 8JQ		
Proposal:	Single storey side extension.		
Application No:	APP/17/01160	Expiry Date:	22/12/2017
Applicant:	Mr & Mrs Prior		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Waterloo		
Site Visit Date:	15/11/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a modern two storey link detached property and garage situated on the corner of Holyrood Close and Royal Way. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and open to the front with an area of grass and a concrete drive. The side and rear garden is mainly laid to lawn with shrubs, an area of shingle and a shed, enclosed to all boundaries with fencing ranging in height from 1.8 metres to 2 metres.

1.2 Modern two storey link detached properties are to the east and west, a two storey detached property is opposite and the rear garden of a property in Osborne Close is to the rear. The area is of medium density with detached and link detached two storey properties of similar age, style and design situated on a modern estate.

2 Planning History

None relevant to this application.

3 Proposal

3.1 The proposal is for the construction of a single storey side extension, replacing the existing conservatory.

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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

NB: Informative recommended

Highways Engineer, Development Engineer

This is a householder application and there is to be no new access to the highway therefore this application should be determined by the Planning Authority using the standard guidance given by the Highway Agency.

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 application site is situated on a corner plot and the proposed side extension would be visible from the public realm. The development is to provide a new dining room area following the removal of the existing conservatory, utilising an under-used area of side garden and would result in a modest increase to the original footprint of the property. Whilst the extension is to be built adjacent to the highway, it is set back from the front and rear elevations of the property and it is noted there are several other examples of a similar nature within the immediate vicinity.

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 extension is to be built adjacent to the boundary fronting Royal Way, although there are no windows or doors in this elevation and the front elevation of the property opposite is approximately 15 metres away. There is a window and rooflight in the front elevation of the extension, although this is considered to be a sufficient distance away from the property at 5 Holyrood Close for any impact to be negligible.

7.6 Due to the situation of the property the extension has a width of 3.3 metres to the front, tapering to 1 metre at the rear, with a small window and rooflight in this elevation. The property to the rear is approximately 15 metres away and it is considered that this distance, together with the existing screening is appropriate for any impact on this property to be minimal.

7.7 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/17/01160 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 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:

Location plan

Proposed block plan

Drg no. 1181.17 Rev A Existing and proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.