
Site Address:	23 Clinton Road, Waterlooville, PO7 6DT		
Proposal:	Single storey rear and side extension new porch to front.		
Application No:	APP/17/01297	Expiry Date:	06/03/2018
Applicant:	Mr Chapman		
Agent:	Mr R Clark	Case Officer:	Karen Wooden
	Roger Clark (Architectural Services)		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached brick built bungalow located on the northern side of Clinton Road in Cowplain, Waterlooville. The front garden has been completely shingled and provides off road parking for several vehicles. A cream rendered detached garage is sited towards the north western end of the rear garden.
- 1.2 The surrounding area is characterised by detached and semi detached bungalows, many of which have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey rear and side extension new porch to front.

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

Highways Engineer, Development Engineer

This application should be determined by the Planning Authority using Standard Highway Guidance

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 proposed porch is to be located a minimum of 2m from the eastern boundary, and approximately 5m from the property to the east. The porch is to be finished in white render to match the existing garage. The semi detached properties to the east of the site (25 & 27 Clinton Road) have a similar material to the front elevation.

7.4 The proposed extension to the garage will be set approximately 2.9m back from principle elevation of the property and approximately 17m from the public highway. The extension is to be rendered similar to the existing garage and proposed porch.

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 distance retained between the porch and the neighbouring properties, it is not considered that it will result in any loss of light or overlooking to numbers 21 or 25 Clinton Road.

7.7 Due to the location of the single storey extension, it will not impact the occupiers of the properties to the north, east or south.

7.8 The assessment has been taken as to how the extension would impact the property to the west (21 Clinton Road). The front wall of the single storey extension will be set behind the rear wall of this neighbouring property, with a separation gap of approximately 3.5m. There are no windows proposed to be inserted on the western

elevation.

- 7.9 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/17/01297 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 - 24444/6
Proposed ground floor plan - 24444/2
Existing elevations - 24444/3
Proposed elevations - 24444/4
Section A-A - 24444/5
Existing ground floor plan - 24444/1

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.