
Site Address:	78 Charlesworth Drive, Waterloo, PO7 6AZ		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00504	Expiry Date:	19/07/2018
Applicant:	Ms Thompson		
Agent:	Mr A Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd		
Ward:	Waterloo		
Site Visit Date:	04/07/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached bungalow, with a concrete tiled roof, and elevations of brick and timber cladding. The property is hard surfaced to the front, with a driveway leading alongside the north eastern elevation to the detached garage.
- 1.2 The streetscene comprises detached and semi detached bungalows of varying styles, many of which have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Remove the existing rear extension, which is 2.5m in height and projects 2.25m from the original rear wall of the dwelling. Replace with a new single storey rear extension with a maximum roof height (excluding rooflight) of 2.7m, and projection of 3m from the original rear wall.

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

Developer Services, Southern Water
No objection

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

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

(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 extension is to be sited to the rear of the dwellinghouse and as such will not be readily visible from the public domain. Notwithstanding this, the proposed materials are considered to be appropriate in relation to the host dwelling. 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

7.4 Due to the location of the proposal it is not considered that it would have any impact on the occupiers of the properties to the north west (front) of the site.

7.5 The property to the south east (rear) sits approximately 21m from the rear wall of the proposed extension and therefore it is not considered to have a significant impact on these neighbouring properties.

7.6 The property to the north east (80 Charlesworth Road) is approximately 5.5m from the north eastern elevation of the proposal, and therefore will not have a significant impact on light or be unneighbourly in terms of mass or bulk. The submitted plans show no windows or doors are to be inserted into this elevation, and therefore will not result in unacceptable overlooking.

- 7.7 The property to the south west (76 Charlesworth Road) is attached to the application site. This neighbouring property benefits from a rear extension which sits close to the boundary line between the two properties, and which extends further out than the proposed extension by approximately 150mm. The proposed extension is therefore not considered to result in any overshadow, nor will it result in any additional overlooking to the occupiers of No. 76/
- 7.5 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/18/00504 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 24.05.18
Site layout plan - 4300/500
Existing ground floor plan - 4300/1 (rev D)
Proposed ground floor plan - 4300/2 (rev D)
Existing and proposed elevations - 4300/4 (rev D)
Cross section - 4300/4 (rev D)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.