
Site Address:	18 Vian Road, Waterloooville, PO7 5TW		
Proposal:	Single storey side and rear extensions.		
Application No:	APP/17/01267	Expiry Date:	27/02/2018
Applicant:	Mr Scarsbrook		
Agent:	Mr Elton	Case Officer:	Karen Wooden
	EAAS		
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house with brick and hung tiles to the elevations, and a hung tiled roof. The front garden is mainly shingled and there is no provision for off road parking.
- 1.2 Currently there are two external stores and a w.c to the side of the property, which are linked to the property by a covered walkway.
- 1.3 The streetscene provides a mix of one and two storey properties varying in age, style and design.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

- 3.1 Single storey side and rear extensions.

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

- 5.1 No consultees 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: 3

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 extension to the rear of the property is not visible from the public domain and therefore will have no impact on the character of the area. Notwithstanding this, the materials to be used are to match those used on the host dwelling.

7.4 The extension to the side of the property will be visible from the public domain. The materials to be used are to match those of the host dwelling and include a window to the front elevation. It is considered that the proposed design of the side extension is such that the result will be an improvement to the existing outbuildings and covered walkway that are currently visible within the streetscene.

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 proposed location of the rear extension it is not considered that it will impact the occupiers of the properties to the north, south or west of the application site and therefore the assessment has been made on any potential impact on the adjoining property (No. 20 Vian Road). The proposed extension is to be set approximately 0.25m from the boundary line, have a maximum height of 3m, and will extend 3.1m from the rear wall of the existing dwelling. No windows are proposed for the eastern elevation of the extension.

7.7 It is important to acknowledge that the extension could have been constructed under Permitted Development rights, and therefore would not have required Planning Permission, had it extended 3m instead of the proposed 3.1m. Permitted Development would also have allowed the extension to have a maximum height of 4m rather than the proposed 3m. It is therefore considered that the refusal of this aspect of the application in terms of the impact on the neighbouring property would be hard to justify.

- 7.8 With regard to the proposed side extension, due to the location it is not considered that this would have an impact on the properties to the north, east or south and therefore the assessment has been made on any potential impact on the property to the west (16 Vian Road). The separation gap between the application site and this neighbouring property is approximately 1.5m. Due to the building line, No. 16 Vian Road is set further back from the highway than the application site. No windows are proposed to be inserted into the western elevation of the extension ensuring that this will not result in any significant overlooking. It is also noted that there are no windows in the western elevation of No. 16 Vian Road that would be impacted by the extension in terms of a loss of light.
- 7.9 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.

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/17/01267 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 05.12.17
Site plan - PP-002
Existing ground floor plan - PP-003
Existing roof plan - PP-004
Proposed ground floor plan - PP-005
Proposed roof plan - PP-006
Existing elevations - PP-007
Proposed elevations - PP-008a

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.