
Site Address:	21 Apollo Drive, Waterloooville, PO7 8AD		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00188	Expiry Date:	10/04/2018
Applicant:	Mr H Burrige		
Agent:	Mr R Knapp	Case Officer:	Emma Chisnall
	Millbrook Healthcare Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 21 Apollo Drive is an end of terrace dwelling situated to the south end of the block on level ground in Waterloooville. The dwellinghouse is constructed of facing brickwork with a concrete tiled roof and has a conservatory and attached outbuilding to the rear. To the front the amenity space is adequate in size and laid as lawn with a central concrete path. A 1m timber open fence surrounds the curtilage boundary. To the rear the amenity space is modest in size and is laid as part lawn with decking in place to the sides and rear. The curtilage boundary is constructed of 1.8m timber fencing.
- 1.2 The dwellinghouse does not have a provision for onsite parking which is reflective of the typical layout of the other dwellings within Apollo Drive. Parking compounds are scattered around the estate to serve the dwellings.

2 Planning History

01/65853/000 - Change of use of amenity land to private garden use and enclosure with fence and gate (part retrospective). Construction of fence and retrospective change of use., PERM,23/10/2001

3 Proposal

Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework 2012

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)

DM13 (Car and Cycle Parking on Residential Development)

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

Developer Services, Southern Water

No objection to the above proposal. Point made regarding the discovery of a public sewer and that additional information should be sought before any further works commence.

Planning Officer Comment: An informative shall be included as part of the decision.

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: 1

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) 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 No 21 is in such a position where the front and rear of the dwellinghouse is viewable from the public realm and are served with footpaths running alongside both the front and rear elevations. As such the works have the potential to impact the character and appearance of the area. However, following a site visit it was noted that development is present to the rear of the dwellings along Apollo Drive which would ensure that the development proposed at No 21 does not look out of place within the immediate locality. As the development proposes to demolish the existing conservatory and outbuilding and develop an extension to a similar size, style and position the visual impact of the works proposed to No 21 are not considered to be significantly altered as a result. From being built in matching materials the works are considered to look in keeping to No 21 and the surrounding area.

- 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 works have the potential to impact the attached neighbouring dwelling to the north No 22 Apollo Drive however the development is proposed to be set off the shared boundary by approximately 3.05m which is the same distance as the current brick workshop at No 21. This distance is considered to be a sufficient distance to ensure that the works do not cause any significant adverse impacts to light levels reaching the neighbouring dwellinghouse nor would they appear obtrusive or significantly impact the outlook of No 22. A door is proposed to be installed in the north side elevation of the extension but this shall replace an existing door in the same elevation of the brick outhouse and therefore the additional impact caused is not considered to be significant. The works are therefore considered to create a limited and acceptable impact.
- 7.6 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.

(iv) Parking

- 7.7 The works propose to develop an additional bedroom at ground floor bringing the current bedroom total from 4 to 5. Due to this the parking provision serving No 21 would not be required to be increased and it is considered that the current provision is sufficient for the development to accord with the Borough Parking SPD.

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/18/00188 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:

Existing and Proposed Floor Plans: Drawing No 001 Rev A
Existing and Proposed Elevation Plans: Drawing No 002
Site Location Plan: Drawing No 03
Site Plan: Drawing No 04

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.