
Site Address:	23 Summerhill Road, Waterloo, PO8 8XD		
Proposal:	Single storey side extension.		
Application No:	APP/18/00304	Expiry Date:	29/05/2018
Applicant:	Mr A Bloor		
Agent:	Mr D Treagus	Case Officer:	Karen Wooden
	Derek Treagus Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached bungalow with two front dormer windows of brick and render construction. The front of the property provides off road parking for several cars on gravel and tarmac and has an attached garage.

Summerhill Road comprises of a variety of different size and style properties, with the adjacent neighbours of the application site being detached two storey houses.

2 Planning History

04/69433/000 - Two storey extension to the side (east) elevation. Erection of dormer windows to both front and rear elevations and a conservatory to the rear elevation., PERM,14/06/2004

APP/15/00508 - Crown reduction of 1No. Oak (T1) by 2m to northern sector (Summerhill Road gardens) and removal of deadwood, subject to TPO 1724., PERM,02/07/2015

APP/17/00937 - Single storey side extension., PERM,16/11/2017

3 Proposal

Single storey side extension. This application is an amendment to planning permission granted under APP/17/00937.

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

Engineering Services, Havant Council

No drainage observations

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 original approved application was for a gable roof side extension with a maximum height of approximately 5.5m. This application is to amend the roof of the extension to a pitched roof with a maximum height of 4.4m, reducing approximately 3m. The amendment will include the retention of the first floor window on the western elevation.

7.4 The proposed side extension will be set back from the front building line of the host dwelling and approximately 10m back from the front boundary. Due to the varying styles of properties available within Summerhill Road it is not considered that this would have a significant visual impact on the character of the area. The materials to be used are to be consistent with those used on the original house, minimising any impact.

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 The proposal is to be attached to the western elevation and therefore consideration has been taken to the impact on the property to the west (25 Summerhill Road).
- 7.7 The proposed plan shows that there are to be no additional windows to the western elevation and therefore the proposal will not result in any increased overlooking to the neighbouring property.
- 7.8 25 Summerhill Road has two small windows and an access door on the ground floor of the eastern elevation. A window to the first floor extends out from the wall and provides glazing facing in both a north easterly and south westerly direction. The proposal shows the maximum height of the pitched roof of the extension will not exceed 4.4m in height, which is approximately 1m lower than the previously approved extension (APP/17/00937). The plan shows there will be a separation gap of approximately 2.5m between the proposal and No. 25 Summerhill Road.
- 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/18/00304 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 plan - received 03.04.18
Existing plans (rev a) - received 03.04.18
Proposed plans - 17/628/02 (rev b)
Email from agent confirming window details 17.05.18

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.