
Site Address:	43 Hazleton Way, Waterloooville, PO8 9BP		
Proposal:	Single storey rear extension and new conservatory to replace existing conservatory		
Application No:	APP/18/00163	Expiry Date:	13/04/2018
Applicant:	Mr B Dickson		
Agent:	Mr P Davey	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a link detached bungalow and garage with a brown tiled pitched and hipped roof and elevations of beige/brown multibrick and white render. The site is level with open vehicular access leading to an area of block paving and grass, enclosed with a hedge, low chain link fence and dwarf wall and shrubs. The rear garden has a depth in excess of 30 metres and is mainly laid to lawn with a patio area and shed enclosed to all boundaries with wooden and wire fencing ranging in height from 1 metre to 2 metres.
- 1.2 The adjoining link detached bungalow is to the east, a link detached bungalow is to the west, detached bungalows are opposite and the rear garden of a property in Cotwell Avenue is to the rear. The area is of medium density with detached and link detached bungalows of similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and new conservatory to replace existing conservatory.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection. Off site fir tree wont be affected by the development and the trees within the applicants garden are far enough away not to be affected.

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: 8

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 property is set back approximately 12 metres from the highway and the proposed rear extension is a continuation of the existing property. Consequently it would not be visible from the public realm. The extension would have a total depth of 8 metres, consisting of a 5 metre deep rear extension, together with a 3 metre deep conservatory with a width of 4.7 metres. The development would result in a reasonable increase to the original footprint of the property, although it can be comfortably accommodated within the extent of the site.

- 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 development is a continuation of the existing dwelling with pitched and hipped roofs over both the rear extension and attached conservatory. The proposal does not project beyond the side elevation of the property, maintaining the existing distance of 2.4 metres to the boundary with number 41 Hazleton Way and there are no windows in the southern elevation of the proposal. Whilst the total depth of the scheme is 8 metres, it is of a reasonable height and the design of the roof would lessen any perception of the extension being overbearing. Furthermore there is an outbuilding which is adjacent to the southern boundary and the proposed conservatory would only extend marginally beyond the rear of this outbuilding.
- 7.6 Whilst there is a window and doors and glazing in the northern elevation of the extension and conservatory, the development is 6 metres from the boundary with the property at number 45 Hazleton Way and it is considered any impact on this property would be negligible.
- 7.7 It is judged the roof lights in the new extension would not result in a harmful degree of overlooking to the neighbouring properties. It is noted there is a spacious outlook to the rear of the neighbouring properties and the properties to the rear of the site are deemed to be a sufficient distance away for any impact to be minimal.
- 7.8 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/18/00163 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 external materials used shall be as stated under Section 11 (Materials) of the application form. **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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Proposed block plan
Existing ground floor plan
Existing elevations plan
Proposed floor, elevations and section plan

Reason: - To ensure provision of a satisfactory development.