Site Address:	15 Emerald Close, Waterlooville, PO7 8NZ		
Proposal:	Part single, part two storey rear extension to include balcony and new front porch.		
Application No:	APP/17/00554	Expiry Date:	21/07/2017
Applicant:	Mr de Vries		
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		
Site Visit Date:	4 July 2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site consists of a detached two storey dwelling with a pitched roof, sited within a shared access drive on Emerald Close. The property is set within a good size plot, the level of which decreases from front to back. To the rear is an area of open space, partially screened by vegetation which separates the application site from Crystal Way.

1.2 The property have converted their internal garage to use as additional living accommodation.

2 Planning History

2.1 No relevant planning history.

3 Proposal

3.1 Part single, part two storey rear extension to include balcony and new front porch.

3.2 Permitted Development rights have not been removed for this property and therefore the porch can be constructed subject to Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, (as amended)

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 were 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: 5

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 application site is located within a residential area of Waterlooville, whereby the properties are a mix of size and style, and other examples of extensions and alterations are visible. The application site is partially screened from Crystal Way by mature trees, however these give way to a low level fence and therefore the rear of the site is visible from the public domain to the front of No's 1 to 7 on the northern side of Crystal Way. However, the design of the rear extension will be subservient to the host dwelling, using similar materials, and will retain a minimum distance of 9m between the proposed extension and the rear boundary line. The proposed porch will be constructed using materials similar to those used on the existing dwelling.

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 property is located in the north western side of Emerald Close. The rear garden backs onto an area of open space, which creates a separation between the application site and Crystal Way.

7.6 The positioning of the proposed front porch is a sufficient distance from the neighbouring properties and therefore will have no impact

7.6 The nearest property to the north of the proposal is 1 Crystal Way, the front garden of

which is in excess of 30m from the proposed balcony and extension.

7.7 The nearest property to the east is No. 2 Crystal Way, which lies approximately 15m from the proposal. Due to the orientation of the properties, the front garden is the only part of the site which would be overlooked from the proposed balcony.

7.8 The property to the south of the application site is No. 14 Emerald Close. The closest part of the two storey element of the proposal will be located approximately 3m from the boundary line between the two properties. The proposal shows no windows are to be inserted into the southern elevation of 15 Emerald Close. As the balcony is located to the east of the two storey extension, this will result in no overlooking to the amenity space or house if No. 14.

7.9 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.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00554 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 24.05.17
Block plan - received 24.05.17
Proposed location, floor plans and elevations - received 26.05.17
Existing location, floor plans and elevations - received 24.05.17

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.