
Site Address:	8 Barn Fold, Waterlooville, PO7 8RA		
Proposal:	Proposed rear single storey extension		
Application No:	APP/17/01093	Expiry Date:	01/12/2017
Applicant:	Mr Jones		
Agent:	Mr Rutter	Case Officer:	Harriet Pitney
	Architectural Designs		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is an end of terrace bungalow, attached to a two storey dwelling, and is one of eleven properties located within a residential cul-de-sac in Waterlooville. The dwelling itself has recently been extended to the eastern elevation, and comprises elevations of brick and blockwork.

Barn Fold is part of a modern development and comprises a mix of two storey terrace, semi-detached and detached properties. The property subject of this application is the only bungalow within the cul-de-sac.

2 Planning History

93/56203/001 - Retrospective application for rear conservatory and shed,
PERM,17/02/1994

07/56203/002 - Two storey and single storey side extension., REF,03/01/2008

08/56203/003 - Two storey and single storey side extension. (Revised application.),
PERM,07/05/2008

APP/16/01159 - Erection of detached garage., PERM,22/12/2016

3 Proposal

This application is for a single storey extension to the rear of 8 Barn Fold.

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)

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

Arboriculturalist

No objection raised in arboricultural terms.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Source Protection Zone

(i) Principle of development

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.2 The proposed extension would not be readily visible from the public realm or streetscene of Barn Fold by virtue of its position to the rear of the property. On this basis, it is not considered the proposed development would result in any impact which would be harmful or detrimental to the character and appearance of the area.

7.3 Notwithstanding the above, it is considered the proposed size, scale and design of the extension is acceptable when considered in context with the existing dwelling and respects the existing built form. It is also important to acknowledge that the property is the only residential dwelling within the cul-de-sac of a bungalow design and as such,

whilst the proposed extension proposes to follow the roof height of the original dwelling, the overall height would still be significantly reduced in height when compared with the other properties within Barn Fold.

7.4 On this basis, it is considered that the proposed extension is acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not result in any adverse impact on the surrounding locality or character and appearance of the area.

(iii) Impact upon residential amenity

7.5 By virtue of the orientation of the application site and the location of the proposed extension, the only property likely to be affected by the development would be the adjacent neighbouring property (No. 7 Barn Fold).

7.6 It is important to acknowledge when assessing the impact of the proposed extension on the amenity of the adjacent neighbours that the application site currently benefits from a single storey conservatory to the rear which extends approximately 2 metres from the rear wall of the original dwellinghouse. On this basis, the proposed extension subject of this application would only extend approximately 1.1 metres beyond the existing extension.

7.7 The existing boundary treatment which currently separates No. 7 & 8 Barn Fold comprises a timber close boarded fence together with a variety of established shrubs and vegetation which provides a good level of screening from the adjacent neighbouring property.

7.8 Whilst it is acknowledged that the height of the proposed extension would represent an increase to what is currently evident on site, due to the design of the property (being a single storey bungalow), and even though the height of the proposed extension would meet the height of the existing ridge, the proposed height of the extension would still meet the criteria pursuant under the Permitted Development criteria. Furthermore, there are no windows proposed within either side elevations of the proposed extension and as such there would be no loss of privacy or additional overlooking as a result of the extension.

7.9 On this basis, it is not considered that the proposed extension would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (No.7 Barn Fold) and the proposed extension would be sited a sufficient distance away from all other surrounding residential properties to not result in any impact on neighbour amenity.

7.10 The proposed extension is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received in relation to this application.

(iv) Source Protection Zone

7.11 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

The proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). The proposal is therefore recommended for

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01093 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 6th October 2017

Block plan- received 6th October 2017

Existing floor plans and elevations (Drawing No: 1709-1426)- received 6th October 2017

Proposed floor plans and elevations (Drawing No: 1709-1427)- received 6th October 2017

Arboricultural Method Statement- received 21st November 2017

Reason: - To ensure provision of a satisfactory development.