
Site Address:	11 Clinton Road, Waterloooville, PO7 6DT		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00299	Expiry Date:	18/05/2017
Applicant:	Mr A Beaseley		
Agent:	Mr M Singleton	Case Officer:	Harriet Pitney
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached chalet style bungalow located to the eastern side of Clinton Road, comprising elevations of cream render/painted brick with a concrete tiled pitched roof. The property benefits from a front and rear dormer which is tile hung.

The site is slightly sloping (with a north to south decline) and benefits from open vehicular access to the front driveway which provides adequate offroad parking provision. Access to the rear garden is obtained by a side access gate and is primarily laid to lawn, enclosed by a varied boundary treatment.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age, style and design.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a single storey extension to the rear of 11 Clinton Road.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to 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

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) 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 to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed single storey extension would not be visible from the public realm and therefore it is not considered that the development would result in any adverse impact which would be harmful to the character and appearance of Clinton Road.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building which respects the existing built form and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 When assessing the impact on neighbour amenity, it is important to acknowledge that the adjacent neighbouring property (No.13 Clinton Road) already benefits from a single storey extension which extends approximately 5 metres from the rear wall of the existing dwellinghouse. The proposed development would extend approximately 5.3 metres beyond the existing rear wall at 11 Clinton Road and will therefore only extend a further 0.3 metres beyond the adjacent neighbours extension. On this basis, it is not considered that the proposed development would result in any loss of light, privacy, outlook or appear overbearing to this property.

- 7.6 Furthermore, there would be a distance of approximately 3.5 metres between the side wall of the proposed extension and the adjacent neighbouring property to the north (No. 9 Clinton Road) and is well screened from the public realm by an established hedgerow and varied boundary treatment. The neighbours single storey detached garage is located immediately adjacent to the boundary and as such it is not considered that the proposed extension would result in any loss of light, privacy outlook or appear overbearing to this property.
- 7.7 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.8 It is noted no letters of objection have been received in respect of this scheme.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00299 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan- received 23rd March 2017
Block plan (02/1701)- received 23rd March 2017
Existing floor plans and elevations (02/1701)- received 23rd March 2017
Proposed floor plans and elevations (02/1702)- received 23rd March 2017
Reason: - To ensure provision of a satisfactory development.