
Site Address:	386 London Road, Waterlooville, PO7 7RW		
Proposal:	Single storey rear extension and front porch.		
Application No:	APP/17/01299	Expiry Date:	06/02/2018
Applicant:	Mrs L Mullins		
Agent:	Mr P Davey	Case Officer:	Bee Crawford
Ward:	Waterloo		
Site Visit Date:	22/12/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with integral garage. It has a brown tile pitched roof and elevations of red multibrick and tile hanging. The site is level and there is vehicular access to the front via a five bar gate leading to a tarmac parking area and patio. There are 1 metre high fences to the southern and northern boundaries and a hedge in excess of 2 metres high to the front boundary. The rear garden is mainly laid to lawn with a patio area, mature trees and shrubs, enclosed to all boundaries by 1.8 metre high fencing with trees and shrubs.
- 1.2 Two storey detached properties are to the north, south and opposite and the Queen's Inclosure woodland is to the rear. The area is of medium density with two storey detached and semi-detached properties of similar and different age, style 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 front porch.

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

None.

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

Comment	Officer Comment
We live next door at 388 London Road and need to ascertain whether the proposed extension will impede our privacy or obstruct sunlight. We would also like further clarification with respect to the proposal.	See section 7

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 single storey front element of the proposal is for a pitched roof porch canopy and would be visible from the public realm, extending part of the front elevation by a depth of 1.25 metres and a width of 2.4 metres. There would be a distance of approximately 8 metres from the highway and it is therefore considered there would be minimal impact on the existing streetscene.

7.4 The rear extension is of a modest size, replacing the existing conservatory with an offset pitched roof, brick built structure. The depth of the rear extension is 3 metres, with the side elevations set in from the existing property and only requires planning permission due to the ridge height of 4.9 metres.

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 front porch canopy is situated 5 metres from the southern boundary and 7 metres from the northern boundary and it is deemed there would not be any detrimental impact on the neighbouring properties.
- 7.7 Regarding the proposed rear extension, concerns were raised by the neighbours at 388 London Road with respect to possible loss of privacy and daylight. The case officer visited the adjacent neighbours on 22 December 2017 and discussed the proposal, confirming that the depth is less than the existing conservatory, there are no windows in the northern elevation, the extension does not project beyond the side elevations of the existing property and the roof pitches away from the boundary, mitigating any perception of the addition being overbearing. It is therefore considered any impact on this neighbouring property would not be unacceptable. It was subsequently verbally verified by the neighbours that the concerns raised had been addressed.
- 7.8 Whilst there is a door in the southern elevation of the extension, it is considered that this would not result in any harmful impact to the property to the south and there are no properties to the rear of the site.
- 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01299 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
Proposed block plan
Existing ground floor plan

Existing first floor plan

Existing elevations plan

Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.