
Site Address:	31 Lansdowne Avenue, Waterlooville, PO7 5BL		
Proposal:	Single story rear extension.		
Application No:	APP/17/00685	Expiry Date:	22/08/2017
Applicant:	Mr Coulson-Bisiker		
Agent:	Mr Allchurch	Case Officer:	Jamie Alley
Ward:	Purbrook		
Site Visit Date:	25/07/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site at No. 31 Lansdowne Avenue is a two storey semi-detached dwelling with an alleyway located on the western elevation. The site level slopes from south to north with open vehicular access to the front with a mixed paved and gravel drive with enough parking for two cars. There are dwarf walls and fencing to the front boundary separating the properties. The rear garden is in excess of 20 metres in depth and is mainly laid to lawn with a patio area and shrubs. There is fencing to the neighbouring boundaries ranging from 1.8 to 2 metres with mature shrubs.

The surrounding area is medium density consisting of two storey semi-detached and bungalow properties of similar design, style and range which demonstrates examples of single storey rear extensions.

2 Planning History

No relevant planning history.

3 Proposal

Single story rear extension.

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

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

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 extension is located to the rear of the property and is not visible from the streetscene, which consists of single and two storey properties of varying styles and ages. Therefore the proposal complies with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

7.4 No objections have been received in relation to this application. The rear extension is 4.4m in depth and site will retain a garden length of approximately 17m, with the application sites sloping nature the proposal will not effect the property to the southern boundary. The single storey rear extension will be well screened by 1.8m fencing, with a proposed eaves height of 2.4m and total height of 3.8m. The plans demonstrate the proposal will have one window in place with a view that looks onto the rear garden of the application site.

7.5 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).

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/17/00685 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:
Existing & Proposed Plans, Elevations, Location & Block Plans (01)
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.