
Site Address:	76 Hazleton Way, Waterlooville, PO8 9DW		
Proposal:	Two storey front extension; mono pitch roof over existing porch.		
Application No:	APP/17/00608	Expiry Date:	01/08/2017
Applicant:	Mr & Mrs Heath		
Agent:	Mr Davison	Case Officer:	Bee Crawford
	iDraw Limited		
Ward:	Cowplain		
Site Visit Date:	21/06/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with detached garage situated on the corner of Hazleton Way and Elderberry Way. It has a brown tiled pitched roof and elevations of redmultibrick and tile hanging. The site is level although there is a north/south decline to the road and has open vehicular access to the front leading to a concrete drive and garage, with areas of grass and shrubs enclosed to the front by a dwarf wall and a hedge in excess of 2 metres high. The rear garden is laid to lawn with a patio area and shrubs enclosed with a 1.8 metre high decorative wall, a 1.6 metre high wall and a 2 metre high fence.
- 1.2 The adjoining semi-detached property is to the east, a pair of two storey semi-detached properties are to the south and detached bungalows are to the north and opposite. The area is of medium density with a mixture of modern detached and semi-detached two storey properties, chalet bungalows and bungalows 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 two storey front extension and mono pitched roof over existing 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)

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

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 proposal for a two storey front extension and new roof over the porch would be visible from the public realm, although the property is situated in a varied street scene and there is mature screening to the front boundaries of the site. There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that front extensions should not protrude too far forward from the main building or be prominent in the street. Two storey front extensions are therefore most appropriate where the property is set well back from the highway, maintaining a minimum distance of two metres from the boundaries with neighbouring properties.

7.4 The development is to extend the existing kitchen and bathroom, resulting in a modest increase to the footprint of the original property, and would be a minimum of 6 metres away from the highway. The two storey addition is a continuation of part of the north western elevation of the property, resulting in a staggered front elevation. Whilst it would result in a noticeable addition, together with the proposed new porch the development would update the facade of the property and is considered to be appropriate in relation to the existing design and streetscene.

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 property is situated on a corner plot and whilst it is semi-detached, the front elevation of the adjoining property is in Elderberry Way and consequently any impact of the development on this property would be negligible. The extension and porch do not project beyond the side elevations of the property.
- 7.7 Although the property at 78 Hazleton Way is a bungalow, it is situated at a slightly higher level than 76 and a blank wall faces the application site. The depth of the two storey extension is a maximum of 2 metres and there are no windows in the side elevations. The boundary to the north is approximately 7 metres away and it is therefore judged there would be minimal impact on the neighbouring property to the north. Any potential overlooking from the windows of the extension would be to the front area of this property which is clearly visible from the highway and it is therefore considered any degree of overlooking would not be harmful. It is deemed the proposal is situated far enough away from the properties to the south and opposite the application site for any impact to be negligible.
- 7.8 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/17/00608 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:
Drg no. 17.221.100 - Location plan, block plan, existing and proposed floor and elevations plan
Planning statement dated June 2017
Reason: - To ensure provision of a satisfactory development.