
Site Address:	2 Kelly Road, Waterlooville, PO7 5UL		
Proposal:	Single storey front and rear extensions.		
Application No:	APP/17/00758	Expiry Date:	06/09/2017
Applicant:	Mrs C Douglas		
Agent:	Mr P Davey	Case Officer:	Bee Crawford
	Principle Design Ltd		
Ward:	Stakes		
Site Visit Date:	01/08/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property which as been previously extended, situated on a good sized plot. It has a red and brown tiled pitched and false hipped roof and elevations of red multibrick and stone cladding. The site is level with open vehicular access to the front leading to a concrete parking area and grass, enclosed with a hedging ranging in height from 1.2 metres to 2 metres to all boundaries, including a 1 metre high fence to the front boundary. The rear garden has a depth in excess of 25 metres and is mainly laid to lawn with a patio area, a large outbuilding and mature trees and shrubs enclosed to all boundaries by fencing and hedging ranging in height from 1.8 metres to 2 metres.
- 1.2 The adjoining two storey semi-detached property is to the south, the rear gardens of properties in Mill Road are to the north, two storey terraced properties are opposite and the rear garden of a property in Beresford Close is to the rear and part of the southern boundary. The area is of medium density with two storey semi-detached and terraced properties of a similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of single storey front and rear extensions.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

The project involves front and rear extensions to the existing property. There are no tree constraints to the property's frontage and I have no objection to the proposed extension to the front of the building.

The rear garden contains two large, mature Eucalyptus trees of fair quality, which are located close to the north eastern boundary adjoining other residential rear gardens. The trees possess some public amenity with views from the street scene to the side of the property. Since these trees are out of keeping with the area and are considered to be of sufficient distance away from the proposed development to constitute a constraint to the development, I have no objection to the proposals in Arboricultural terms. However the applicant should take care not to store or mix materials within the RPAs of these trees to minimise soil compaction or contamination.

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: 10

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 front element of the proposed extension would be visible from the public realm, extending part of the front elevation by a depth of 2.3 metres and a width of 6.6 metres. It will join the existing side extension and replace the current porch and bay window. There would be a distance of approximately 5 metres from the highway

and it is therefore considered there would be minimal impact on the existing streetscene.

- 7.4 Whilst the depth of the rear extension is 4.6 metres, it is of a modest height and in isolation falls within the criteria under the prior notification process. The development, together with the existing side addition, would result in a reasonable increase to the original footprint of the property although it is considered that this can be comfortably accommodated within the extent of the site.
- 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 single storey front and rear extensions would be built adjacent to the shared boundary with the adjoining property at 4 Kelly Road. The front extension has no side windows and the roof pitches away from the property boundary. The height of the rear extension is deemed to be modest at 2.4 metres and the roof lantern is a further 0.5 metres high, situated 1.5 metres from the southern boundary. There are windows and a door in the northern elevation of the rear extension, however this is 3 metres from the boundary, with the rear elevations of the properties in Mill Road a further 14 metres away. A 45 degree angle test was carried out for the front and rear extensions and although this verified both extensions would fall marginally within the overshadowing zone, it is considered the impact would not be so great as to warrant a defensible reason for refusal.
- 7.7 There are bi-fold doors and a window in the rear elevation of the extension, although it is approximately 26 metres from the back boundary of the site and it is judged any impact on the property to the rear would 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/17/00758 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 must be undertaken in accordance with the information and tree protection plan received 21 August 2017 to include mesh fencing with a scaffold framework to protect the eucalyptus tree.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Block plan
Existing elevations plan
Existing ground and first floor plans
Proposed elevations plan
Proposed ground floor plan
Supporting information and tree protection plan received 21/08/17
Reason: - To ensure provision of a satisfactory development.