
Site Address:	43 Meadway, Waterloo, PO7 7QJ		
Proposal:	Single storey rear extension.		
Application No:	APP/17/01106	Expiry Date:	08/12/2017
Applicant:	Mr Barron		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
	Island Design		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, two storey residential dwellinghouse, located on the northern side of Meadway, comprising elevations of brick construction (partially rendered at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides off road parking provision as well as access to the single integral garage. The rear garden is primarily laid to lawn and is enclosed by a close boarded timber fence and an established hedge. The property currently benefits from a single storey conservatory to the rear.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age albeit slightly varied in terms of their size, scale and design.

2 Planning History

None relevant

3 Proposal

This application is for a single storey extension to the rear of 43 Meadway.

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)

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: 6

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Source Protection Zone

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed single storey extension to the rear would not be readily visible from the public realm or the streetscene of Meadway. On this basis, it is not considered that the development would result in any adverse impact which would be considered harmful to the character and appearance of the area or the visual amenity of the surrounding locality.

7.4 Notwithstanding the above, it is important to acknowledge that the property currently benefits from a single storey conservatory to the rear as do many other properties within the immediate streetscene and as such a precedent has already been set for this type of development. It is considered that the size, scale and design of the proposed extension to the rear is acceptable when considered in context with the main dwellinghouse and respects the existing built form. The proposed development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

7.5 When assessing the impact of the proposed development on the amenity of the adjacent neighbouring properties, it is important to acknowledge that the application site

currently benefits from a single storey conservatory to the rear which extends approximately 2.5 metres beyond the rear wall of the main dwellinghouse. This is proposed for demolition and would be replaced by the proposed extension subject of this application. It is also important to acknowledge that the adjacent neighbouring property also benefits from an extension to the rear and as a result the proposed replacement extension would only extend 1 metre beyond the adjacent neighbouring property (No. 41 Meadway).

- 7.6 The height of the proposed extension would be 3 metres with the addition of a sky light and there are no windows proposed within either of the side elevations. On this basis, it is not considered the additional 1 metre in depth would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (No.41 Meadway) to such an extent which would be detrimental to their neighbouring amenity.
- 7.7 The proposed extension would be positioned so that it is a sufficient distance away from the properties to the side within Inhurst Avenue and the properties to the rear within Burnside. As such, it is considered that the proposed extension is unlikely to result in any additional overlooking, loss of privacy or appear overbearing and would have a limited and acceptable impact on the adjacent neighbouring properties as well as the properties to the rear. The proposed extension is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Source Protection Zone

- 7.8 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

The proposed development is considered to be acceptable and would have a limited and acceptable impact on the neighbours as well as the character and appearance of the area. The proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01106 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:

Site location and block plan- received 13th October 2017

Existing ground floor plan- received 13th October 2017

Part existing first floor plan- received 13th October 2017

Existing elevations- received 13th October 2017

Proposed ground floor plan- received 13th October 2017

Proposed first floor plan- received 13th October 2017

Proposed elevations- received 13th October 2017

Section drawing- received 13th October 2017

Reason: - To ensure provision of a satisfactory development.