
Site Address:	16 Cornbrook Grove, Waterlooville, PO7 8RD		
Proposal:	Single storey rear extension.		
Application No:	APP/17/01002	Expiry Date:	09/11/2017
Applicant:	Mr & Mrs Lynch		
Agent:	Mr Dunks	Case Officer:	Harriet Pitney
	Andrew R Dunks Ltd.		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi-detached, residential dwellinghouse located to the north east corner of Cornbrook Grove, comprising elevations of brick construction with a tiled pitched roof.

The property benefits from a detached garage to the north east of the main dwellinghouse which provides offroad parking provision for one vehicle. A further two offroad parking spaces are also provided immediately adjacent to the garage.

The rear garden is primarily laid to lawn and is enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

The area is residential in nature with a medium-high density of residential dwellings adjacent to the site all of a similar age, style and design. The rear of the application site abuts the A3M.

2 Planning History

02/51670/002 - Conservatory to side (east) elevation., PERM,25/04/2002

10/51670/003 - Demolition of conservatory and erection of two storey side extension., PERM,29/04/2010

APP/17/00594 - Single storey rear extension., UNK,12/07/2017

3 Proposal

This application is for the construction of a single storey extension to the rear of 16 Cornbrook Grove.

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)

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: 4

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Source Protection Zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension would not be readily visible from the public realm or streetscene of Cornbrook Grove by virtue of its position to the rear of the main dwellinghouse. On this basis, it is not considered that the development would result in any impact which would be harmful to the character and appearance of the area.

7.4 Notwithstanding the above, it is considered that the design and appearance of the proposed extension is deemed appropriate in context with the main dwellinghouse and respects the existing built form. By virtue of the orientation of the plot, the application site benefits from private amenity space both to the rear and side of the main dwelling and as such even with the addition of the proposed extension, it is considered that there is still sufficient private amenity space associated with the application site.

- 7.5 On this basis, the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 When assessing the impact of the proposed development on the neighbouring amenity of the adjacent residential properties, it must be acknowledged that the application site currently benefits from a single storey conservatory to the rear which extends 2.6 metres beyond the rear wall of the original dwellinghouse. The adjacent neighbouring property to the west (No. 17 Cornbrook Grove) also benefits from a single storey extension to the rear which extends approximately 2.7 metres beyond the rear wall of the original dwelling and is positioned immediately adjacent to the shared boundary with the application site.
- 7.7 By virtue of the position of the proposed extension, the only property likely to be affected by the development would be the adjacent neighbouring property (No.17 Cornbrook Grove). Whilst it is acknowledged that the existing conservatory is sited away from the boundary and the replacement extension would be constructed immediately adjacent to the boundary, the proposed extension would only extend approximately 1.5 metres beyond the adjacent neighbours extension and would be single storey in nature with a maximum height of 3.2 metres. This would meet the height tolerances available under Permitted Development.
- 7.8 The boundary treatment which currently separates the two properties comprises a timber close boarded fence (which is approximately 1.8 metres in height). This would also provide an element of screening of the proposed extension from the adjacent neighbouring property.
- 7.9 Furthermore, there are no windows proposed within the western elevation therefore the proposed extension would not result in any loss of privacy or overlooking.
- 7.10 Consequently, it is considered that the proposed extension by virtue of its size, scale and design would not result in any significant loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (No.17 Cornbrook Grove) and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Source Protection Zone

- 7.11 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

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and character and appearance of the area 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/17/01002 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 plan- received 14th September 2017

Block plan (Drawing No: 4710/500) - received 14th September 2017

Proposed roof plan (Drawing No: 4710/200)- received 14th September 2017

Existing and proposed elevations (Drawing No: 4710/3- Rev A)- received 14th September 2017

Existing ground floor plan (Drawing No: 4710/1)- received 14th September 2017

Proposed ground floor plan (Drawing No: 4710/2)- received 14th September 2017

Arboricultural method statement- received 14th September 2017

Reason: - To ensure provision of a satisfactory development.