
Site Address:	28 Lysander Way, Waterlooville, PO7 8LG		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00144	Expiry Date:	07/04/2017
Applicant:	Ms Sands		
Agent:	Mr Martin Critchley	Case Officer:	Harriet Pitney
	Mr M Critchley		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, two storey dwelling, located on the eastern side of Lysander way, comprising elevations of brick construction and a concrete tiled pitched roof.

The site is slightly sloping with a west to east decline and benefits from open vehicular access to the front driveway which provides offroad parking provision for 1 vehicle and access to the single storey attached garage.

The rear garden is primarily laid to lawn with a raised decked area and is enclosed by a timber fence to both the north and south (side) boundary's and is screened by an array of established vegetation to the rear.

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

2 Planning History

None relevant

3 Proposal

This application is for the erection of a single storey 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

Not required for 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: 2

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

(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 the usual development management criteria.

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

7.3 The proposed single storey rear extension would not be visible from the public realm and on this basis it is not considered that the proposal would result in any detrimental impact on the streetscene of Lysander Way.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main dwelling and respects the existing built form. As a result, the development would appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 When assessing the impact of the proposal on residential amenity, it is important to note that the adjacent neighbour (No.26 Lysander Way) benefits from a single storey extension to the rear of the attached garage which extends approximately 3 metres from the rear wall of the original dwellinghouse. On this basis, the proposed single storey rear extension subject of this application would only extend a further 3 metres beyond the adjacent neighbouring property.

7.6 There are no windows proposed within the southern elevation of the extension and on

this basis it is considered that the development would not result in any loss of privacy, outlook or create any overlooking concerns in respect of the adjacent neighbouring property (No.26 Lysander Way). Furthermore, it is not considered that the proposed development would result in any significant loss of light or appear overbearing to any of the surrounding residential properties by virtue of the development being single storey and also the depth beyond the adjacent neighbours property (No.26). Whilst the extension could not be considered under the Permitted Development criteria in this instance by virtue of the overall depth, the distance beyond the adjacent neighbours extension would be approximately 3 metres which would result in a similar impact had the proposal been undertaken via Permitted Development.

7.7 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to any overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.8 It is noted that no letters of objection were received in relation to this scheme.

8 Conclusion

8.1 The proposed development is considered to be appropriate, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00144 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 & block plan (17002-1010)- received 10th February 2017

Survey plans (17002-2010)- received 10th February 2017

Survey elevations (17002-3010)- received 10th February 2017

Proposed plans (17002-401A)- received 10th February 2017

Proposed elevations (17002-501B)- received 10th February 2017

Reason: - To ensure provision of a satisfactory development.

