
Site Address:	8 Westbrook Grove, Waterlooville, PO7 5HX		
Proposal:	Retention of single storey side and rear extension		
Application No:	APP/17/00220	Expiry Date:	26/04/2017
Applicant:	Mr C Gibbs		
Agent:		Case Officer:	Bee Crawford
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

- **1 Site Description**

- 1.1 The application site is a semi-detached bungalow with a detached garage to the rear, situated on the corner of Westbrook Grove and Shaftesbury Avenue. It has a brown tiled pitched roof and elevations of red multibrick and cream render. The site is level with open vehicular access to the front and south leading to front and rear gardens which are currently uncultivated. There is fencing enclosing the site which ranges in height from 0.5 metres to 1.2 metres together with a 2 metre high hedge to part of the southern boundary.
- 1.2 The adjoining semi-detached bungalow is to the north, a pair of semi-detached bungalows are opposite and the front aspect of a detached chalet dwelling and semi-detached bungalows and side aspect of a two storey end of terraced property in Shaftesbury Avenue are to the south and rear (east). The area is of medium density with a mixture of detached chalet style dwellings, semi-detached bungalows and two storey terraced properties of similar and different age, style and design.

2 Planning History

APP/16/01071 - Single storey side extension, withdrawn 23/01/2017.

3 Proposal

- 3.1 The application is for the retention of the single storey side and rear extension. At the time of the Officer's site visit, the development was nearing completion. Other works which have been carried out to the roof of the property are understood to be within the scope of permitted development.

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)

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: 0

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

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

- 7.3 The extension is a 'wrap around' addition and the side element of the scheme utilises the side garden of the site and would be visible from the public realm. The scheme would result in a reasonable increase to the footprint of the property, although it is noted in isolation, the rear element of the extension would fall within the realms of permitted development. The extension would not project beyond the western elevation of the property which fronts Westbrook Grove, and has a part mono-pitched, hipped and flat roof which would lessen the roof mass, reducing any perception of the extension being overbearing.

- 7.4 The existing streetscene is diverse and it is considered the proposal would not have an adverse impact on the visual amenity of the area. The design and appearance of the extension 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).

(iii) Effect on neighbouring properties

- 7.5 There is a new bay window to the front of the property which matches the existing double bay window and two windows and bi-fold doors in the rear elevation of the extension which is approximately 29 metres from the rear boundary of the property. Whilst the rear element of the extension is adjacent to the northern boundary, there are no windows in this elevation and the depth of the extension by this boundary is no greater than what could be constructed within the realms of permitted development. There are no windows in the side elevation of the proposal which fronts Shaftesbury Avenue, and the proposal would be approximately 11 metres from the front boundaries of the properties to the south.
- 7.6 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/17/00220 subject to the following conditions

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 1 March 2017
Existing and proposed block plan
Existing and proposed ground floor plan
Existing and proposed side elevations plan
Existing and proposed front and rear elevation plan and location plan
Section plan

Reason: - To ensure provision of a satisfactory development.

