
Site Address: 6 Haydock Mews, Waterloooville, PO7 8NQ
Proposal: Proposed single storey rear extension following demolition of existing conservatory and conversion of garage to habitable space.
Application No: APP/17/00134 Expiry Date: 11/04/2017
Applicant: Mr Speight
Agent: Springwheel Associates Case Officer: Bee Crawford
Ward: Cowplain
Site Visit Date: 07/03/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and integral double garage situated at the end of a cul-de-sac. It has a brown tile pitched roof and elevations of red/brown multibrick and painted brickwork. The site is level and open to the front with vehicular access leading to a concrete parking area and grass. The rear garden is mainly laid to lawn with a patio area and is enclosed by 1.8 metre high fencing to the northern and southern boundaries and the rear elevation of a garage blocks forms the eastern boundary.
- 1.2 Two storey detached properties are to the south and north (beyond a public footpath), the rear elevation of a triple garage block is to the rear and the side elevation of a double garage block is opposite. The area is of medium density with two storey detached, semi-detached and terraced properties on a modern estate of a similar age, different styles and design.

2 Planning History

97/63046/000 - Retention of conservatory to rear, permitted 29/01/1998

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension following demolition of existing conservatory and conversion of garage to habitable space.

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

AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this planning 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: 8

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 proposal is for a single storey rear extension to replace the existing conservatory and the conversion of to the rear of the property and the conversion of one of the garages to habitable accommodation. The property is situated at the end of a cul-de-sac, with a footpath adjacent to the northern boundary and the development would be visible from the public realm, although it is judged any impact would be minimal. The proposal would result in the depth of the garden being reduced to less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, although the width of the garden is considered to be sufficient in this instance.

7.4 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

- 7.5 The depth of the extension is no more than the existing conservatory and there are no windows in the northern elevation of the extension which is to be built adjacent to the property boundary. Whilst there is a window in the southern elevation of the extension, there is a distance of 5.74 metres to the boundary with number 7 Haydock Mews and the extension is replacing the conservatory, which is a predominantly glazed structure. It is therefore judged the extension would not give rise to any additional overlooking to this property. The rear elevation of the extension faces the back of a block of garages.
- 7.6 With respect to the conversion of one of the garages, the window will be flush with the door of the remaining garage, and the area to the front of the property can comfortably accommodate two cars. It is judged the garage conversion would have a minimal impact on the neighbouring properties.
- 7.7 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, 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/17/00134 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
Block plan
Drg No. 1713/01 Existing floor and elevations plan
Drg No. 1713/02 Proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.

