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Site Address: 55 James Copse Road, Waterlooville, PO8 9RH  
Proposal: Single storey side extension. (Retrospective Application).  
Application No: APP/16/01269 Expiry Date: 07/02/2017  
Applicant: Mr Barber  
Agent: Mr Holman Case Officer: Karen Wooden  
Holman Reading Partnership  
llp  
Ward: Hart Plain  
Site Visit Date: 19/01/2017

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

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## **1 Site Description**

- 1.1 The application site is a two storey end of terrace dwelling, with a pitched roof and brick and tiled elevations. The level of the site slopes up from west to east. The terrace is sited perpendicular to the highway and is accessed from the front by a footpath.
- 1.2 To the rear of the property is a row of garages and associated parking area.
- 1.3 To the south of the property lies Woodcroft Gardens which consists of bungalows. The garages for No's 3 and 5 Woodcroft Gardens are located towards the rear of the respective gardens and are close to the boundary with No. 55 James Copse Road, and the extension the subject of this application.

## **2 Planning History**

APP/15/00993 - Prior notification for single storey development extending [x] metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 2.95 metres.

, UNK,

APP/16/00967 - Prior notification for single storey development extending 7.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of [x] metres and a maximum height of [x] metres.

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## **3 Proposal**

Single storey side extension. (Retrospective Application).

## **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**

### **Development Engineer (Highways)**

The Highway Authority have no adverse comment on 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

## **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 extension has a width of 3m. Had the width been 2.6m or less then the development would fall within Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, and would not have required planning permission. 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 extension is located at the end of the terrace of properties and therefore has minimal impact on the streetscene. 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

7.4 The extension is located to the south eastern side of the application site and therefore has no impact on the adjoining property (57 James Copse Road). The extension is single storey, and located a minimum of approximately 9.2m from No. 5 Woodcroft Gardens. Furthermore the extension is only adjacent to a small part of the rear gardens of No's 3 and 5 Woodcroft Gardens, and any visual impact is softened due to their

respective garages being located close to the boundary with the application site.

- 7.5 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 has limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/16/01269

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

8480-01 - Rev A

**Reason:** - To ensure provision of a satisfactory development.