
Site Address:	18 Hambledon Road, Waterloooville, PO7 7UB		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00298	Expiry Date:	25/05/2017
Applicant:	Mrs Spalding		
Agent:	Mr Fryer	Case Officer:	Bee Crawford
	Fryer Planning		
Ward:	Waterloo		
Site Visit Date:	10/04/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a single storey side/rear extension. It has a brown tiled pitched and hipped roof and elevations of grey and cream painted render and white cladding. The site is level with open vehicular access to the front leading to a large shingled area which is enclosed by a 1.5 metre high fence to the northern and part of the western boundary and an acoustic fence in excess of 2 metres high to the southern boundary. The rear garden has a depth of almost 30 metres and is mainly laid to lawn with areas of decking, shingle and a patio, with a 1.8 metre high fence to the northern boundary and the continuation of the acoustic fence to the southern and eastern (rear) boundary.
- 1.2 The adjoining two storey property is to the north, units in Aston Road industrial estate is to the rear, a Sainsbury's superstore is to the south and mature tree screening with Maurepas Way beyond is opposite. The area is of medium density with two storey detached, semi-detached and terraced properties and bungalows of similar and different age style and design, and a purpose built retail and industrial park.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear infill 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)
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

Arboriculturalist

No objection. Protective fencing to be installed to the root protection area of the oak.

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

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 proposed extension is to the rear of the property and would be attached to part of the existing rear and side elevations and consequently would not be visible from the public realm. The proposal is of a modest height and the depth is 3 metres, which in isolation would generally fall within the scope of permitted development, although it is noted both properties benefit from identical two storey rear extensions.

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 development will be built around 0.4 metres from the boundary with the adjoining property at 20 Hambledon Road and is approximately 1.6 metres deeper than the single storey addition to the neighbouring property and of a similar height. However there are no windows in the side elevation and a 45 degree angle test was carried out which verified the extension meets the requirements for adequate daylight at number 20. There are no other residential properties adjoining the application site.
- 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 property immediately adjacent to the application site and the industrial unit 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/17/00298 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 must be undertaken in accordance with tree protection statement dated March 2017.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 098 Proposed block plan
Drg No. 099 Site location plan
Drg No. 100 Existing floor plans
Drg No. 101 Existing elevations plan
Drg No. 102 Proposed floor plans
Drg No. 103 Proposed elevations plan
Tree protection statement dated March 2017

Reason: - To ensure provision of a satisfactory development.