
Site Address:	43 Burnside, Waterlooville, PO7 7QG		
Proposal:	Two storey side and single storey rear extensions.		
Application No:	APP/17/00319	Expiry Date:	07/06/2017
Applicant:	Mr & Mrs J Cork		
Agent:		Case Officer:	Emma Chisnall
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 43 Burnside is a semi detached dwellinghouse constructed of a mixture of facing brickwork, white render on the first floor and concrete tiles for the roof. The front amenity space is part hard-surfaced for the provision of parking two cars and part lawn. A garage is located along the east side of the dwelling and to the rear the amenity space is moderate in size with hard-surfacing approx 2m from the rear of the dwelling with the rest laid as lawn. The dwelling is on a slight decline from south to north and has a boundary to the rear of the dwelling constructed of fencing approx 1.8m high.

2 Planning History

APP/16/00067 - Two storey side and rear extension, single storey rear extension and rear dormer window., PERM,24/03/2016

3 Proposal

Two storey side and single storey rear extensions.

4 Policy Considerations

National Planning Policy Framework 2012

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

This is a householder application and there is no new access to the highway, therefore this type of application should not be sent to the Highway Authority.

The Planning Authority should determine this application using under Standing Highway Advice

Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Planning Officer Comment: An informative shall be included with the decision referencing Southern Waters requirements.

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: 4

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
- (iv) Parking

(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 Burnside Road has many dwellings of similar style, size and design to No 43 and many of these have carried out similar developments to the side and rear of the dwelling. It is considered that the proposed development would not detract visually from the streetscene due to the amenity space available to No 43 to accommodate the works and the similarity of other development taking place along Burnside Road. Materials have been proposed which shall be matching to that of the existing which will help the works look in keeping with the original dwelling. It is noted that there is adequate space between No 43 and No 45 and by leaving a 2m gap between the dwellings it should ensure the development would not appear bulky or over-bearing to No 45.

- 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 To the rear of the dwelling the conservatory shall be demolished and in its place a single storey extension built. This extension will be the width of the house but will not extend past the existing conservatory elevation so should not cause significant harm to the amenity of No 41. This development is similar in size to its neighbouring dwelling at No 41 and with the screening in place is considered acceptable as it should not create any over-looking or shading due to its size.
- 7.6 The north east elevation will be altered the most by the proposed works and the viewpoint from No 45 is considered to be impacted. However no new windows are proposed along this elevation at first floor level and it is noted that along the south west elevation of No 45 there are also no windows present which should protect the privacy of both residents. The bulk although increased is considered to not cause significant harm to the neighbouring properties due to the size of the first floor extension and the 1m gap maintained between the development and boundary.
- 7.7 It is considered that the development does not impact any further neighbouring dwellings amenity.
- 7.8 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.

(iv) Parking

- 7.9 Following the development No 43 shall be changing from a three bedroom dwellinghouse to a four. As such, three car parking spaces are required to be accommodated onsite in order to meet with the Borough's Parking Standards SPD. Although the original plans showed two outside spaces and one integral space the garage did not meet with the size standards required in order to contribute towards the required parking provision. Therefore plans have been amended with annotation that show the three spaces accommodated onsite to the front of No 43 that comply with the size standards. This shall be conditioned as part of the decision to be complied with.

8 Conclusion

- 8.1 The dwelling occupies a plot with generous space to the rear and adequate space to the east and front. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwellings or character of the area. The application accords with the requirements of adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00319 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 a mutually exclusive alternative to the development granted planning permission under planning permission ref: APP/16/00067 and shall not be carried out in combination with that consent.
Reason: To accord with the terms of this application and to ensure a satisfactory development in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The car parking arrangements shown and annotated on the approved parking layout plan to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Ordnance Survey Plan: Licence Number 100041040
Block Plan, Existing and Proposed Elevation Section and Floor Plan: Drawing No JC01
Proposed Rear Elevation Plan: Received 12/04/2017
Parking Layout Plan: Received via email 06.06.2017
Reason: - To ensure provision of a satisfactory development.