
Site Address: 22 Frogmore Lane, Waterloo, PO8 9QL
Proposal: Single-storey front / side extension.
Application No: APP/16/01117 Expiry Date: 22/12/2016
Applicant: Mr & Mrs Allinson
Agent: Hinton Case Officer: Bee Crawford
 Corinthian Architectural Design
Ward: Hart Plain
Site Visit Date: 02/11/2016

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and newly constructed detached garage situated on a large plot, set back from the highway. It has a brown tiled pitched and hipped roof and elevations of red multibrick. There is an east west decline to the site which has open vehicular access to the front which is predominantly made up of tarmac. There is a 1 metre high wall to the front boundary, a 2 metre high fence to the southern boundary and a 2 metre high fence reducing to a 1.5 metre high wall to the northern boundary.
- 1.2 Detached bungalows are to the north and south and opposite the site. The area is of low to medium density with a mix of detached and semi-detached bungalows and two storey properties of individual age, style and design.

2 Planning History

APP/15/01300 - Detached garage, refused 14/01/2016.
APP/16/00052 - Detached garage, permitted 04/03/2016
APP/16/00294 - Application for non-material change to Planning Permission
APP/16/00052 relating to revisions to face materials (a) walls - brick plinth with weatherboarding over and (b) roof - interlocking pan-tiles (to match existing house), permitted, 18/04/2016.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front and side 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
 Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No arboricultural objections.

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: 11

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 to convert and extend the existing store to the front and a front porch extension would be visible from the public realm, although the property is in excess of 25 metres from the highway. Amended plans were submitted on 15 November to amend the front gable to a hipped roof which would result in a more cohesive form of development. 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 front extension to the store would project 4 metres, continuing the line of the north eastern elevation of the property. Whilst it is close to the boundary which abuts the rear gardens of properties in Elaine Gardens, it is of a modest height and the roof is to be hipped back which would lessen any perception of this element of the scheme being overbearing. There is one small window in the side elevation serving and en suite

bathroom and a condition is recommended restricting any further openings in this elevation to protect the privacy of the occupiers of the adjoining properties.

- 7.5 The front porch would infill the area between the new front addition and existing front projection and it is therefore judged any impact to the neighbouring properties would be negligible.
- 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/16/01117 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north east elevation of the extension without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and site plan

Drg No. 001

Existing and proposed floor plans

Drg No. 002

Existing elevations plan

Drg No. 003

Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.