
Site Address:	1 Purbrook Way, Purbrook, Waterloooville, PO7 8BE		
Proposal:	Proposed single-storey front extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00142	Expiry Date:	19/04/2024
Applicant:	Mr & Mrs Boys		
Agent:	Sean Reading	Case Officer:	Robert Riley
	JB Architecture Design Ltd.		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a detached dwelling located on the north side of Purbrook Way, Purbrook, Waterloooville. This property has a pitched roof , with flat roof, centrally sited dormers to the front and rear roof slopes. To the side/ rear of the site is a detached garage with garden surrounding the application property. The dwelling is set back from the road, separated by 1.8 metre high fencing. The land inclines slightly to the north.
- 1.2 The application site is in an area that is considered both urban and residential with detached two-storey dwellings with large set backs from the road in evidence on the street.

2 Planning History

APP/19/01093 - Replace existing dying Leylandii hedge with a close board wooden fence 1.82m high and follow the existing boundary line for the same length, 23.3m. , PERM,24/02/2020

APP/22/00543 - Proposed single storey rear extension; proposed solar photovoltaic panels to front roof slope; elevational changes to existing property; and full internal renovation. PERM,03/08/2022.

3 Proposal

The works would feature one element:

- Proposed single-storey front extension featuring a canopy roof, with a maximum height of approximately 3.5 metres, a depth of approximately 3.3 metres and a width of approximately 4.1 metres.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment received

Councillor Elizabeth (formerly Dianne) Lloyd

No comment received

Councillor S Milne

No comment received

Portsmouth Water Company

No comment received

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 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 materials feature weatherboard cladding to form the external walls of the front extension to match the existing dwelling (as evidenced on the gables and dormers), with the roof materials and windows also to match the existing dwellinghouse; this is considered acceptable.
- 7.4 The works would be visible from the streetscene, but would receive significant screening from the existing boundary treatment, and in consideration of the modest scale of the proposed development are not considered to be visually intrusive.
- 7.5 The works would protrude forward of the dwelling's building line on the road, however in consideration of its modest scale and depth - lying over 5m from the front boundary and subservient in character to the host dwelling - it is considered acceptable.
- 7.6 Taken together, 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

- 7.7 Due to the small scale of the works, sufficient separation distances between neighbours and boundary fencing, it is not considered that the proposed works would unacceptably impact the neighbouring properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00142 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: PL.582.24 04: PROPOSED FLOOR PLANS & ELEVATIONS

Drawing Number: PL.582.22 01 REVISION A: SITE & LOCATION PLANS

Reason: To ensure provision of a satisfactory development.

- 3 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.