
Site Address:	33 Brightside, Waterlooville, PO7 7BA		
Proposal:	Single storey flat roof rear extension		
Application No:	APP/21/01343	Expiry Date:	19/01/2022
Applicant:	Ms E Rodrigues		
Agent:	Mr McIlveen	Case Officer:	Denise Sheath
	Apple Tree Architecture		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Brightside, Waterlooville, is a two storey semi detached property constructed with red brick with a tiled hung roof. The property has an integral garage protruding from the front elevation of the property, as well as a block paved open frontage for the parking of vehicles. The rear of the property is laid to lawn with an approximate 1.8m high brick wall boundaries treatments to the rear and rear side elevations.

2 Planning History

None relevant

3 Proposal

Single storey flat roof rear 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 5

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 is for a single storey flat roof rear extension. The proposed extension will have a depth of 4m from the rear south east elevation wall, spanning 6.45m the width of the rear elevation, with a depth of 2.43m attaching to the existing rear elevation to the north west rear elevation. The proposal will have a maximum height of 3.5m. The materials to be used in the construction of the proposal would be red brick similar in appearance to the original brick used in the construction of the dwellinghouse and a EPDM grey rubber flat roof.

7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.

7.5 Many of the properties along the streetscene have some form of single storey flat roof rear extensions; the proposal would not be out of keeping within the locality.

7.6 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 The proposal would have a 13.5m distance from the facing rear elevation of the neighbouring property to the rear (No.10a Mill Road). The proposal would be partially screened by the rear boundary treatment which is approximately 2m in height. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.8 The proposed extension would be in line with the existing extension along the south rear elevation with the neighbouring property to the north west No.31 Brightside. The proposal would not create any overshadowing, loss of outlook or privacy. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.9 The proposed extension would have a distance of 1.5m from the rear elevation of the neighbouring property to the south east (No. 35 Brightside); the properties are separated by a footpath. This neighbouring property has an existing single storey extension to the rear, the proposal would have an approximate 0.4m greater depth, there are to be no windows or doors inserted into the facing elevation, the proposal would not create any overshadowing, loss of outlook or privacy. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.10 Consequently, it is considered that the proposal will not 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 the locality 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/21/01343 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:

Application Form - Received 24 November 2021

Location and Block Plan - Drawing No.3 Rev 1 - Received 24 November 2021

Existing and Proposed Floor Plans - Drawing No. 1 Rev 1 - Received 24

November 2021

Existing and Proposed Elevations - Drawing No.2 Rev 1 - Received 24

November 2021

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.