
Site Address:	12 Cavendish Drive, Waterloo, PO7 7PJ		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01289	Expiry Date:	14/02/2022
Applicant:	Mr N Rigby		
Agent:	Mr P Davey	Case Officer:	Julie Terzoudis
	Mr P Davey		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a single-storey dwelling located at 12 Cavendish Drive, within Waterloo. An access point is located adjacent to the southern-western site boundary, served by a block-paved driveway.
- 1.2 The locality comprises predominantly detached chalet-style bungalows, many with alterations and additions, with a transition to two-storey dwellings further north-east along Cavendish Drive. Dwellings along Cavendish incorporate generous front setbacks which provide a wide, open nature for the street, coupled with green verges. Most dwellings provide for on-site parking allowing for a clear uncluttered appearance within the street.

2 Planning History

59/04807 - for the erection of twenty-four houses and garages on Plots C1-C22A, UNK, 19/08/1959

3 Proposal

- 3.1 The application seeks planning permission for the construction of a single-storey rear extension, which would create an additional floor area of 40 square metres for a new dining room. A flat roof is proposed with a height of 2.9m (excluding the roof lantern).
- 3.2 Internal configuration would also take place to create a new single bedroom. The proposed extension would be finished with matching brick to that on the host dwelling.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2019

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comments received.

Councillor Mike Sceal
No comments received.

Councillor Peter Wade
No comments 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: 7

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) Highways and 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 The proposed location of the single-storey extension, set to the rear of the dwelling, removes any public view of the development. The development would therefore not result in any visual impact upon the existing character of the streetscene.

7.4 The proposed rear extension is single-storey in nature and would be considered a

minor, low impact addition to the existing dwelling. The extension would retain subservience to the host dwelling and would not result in an incongruous addition from a visual perspective. The proposed matching material of brick supports positive integration with the host dwelling.

- 7.5 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, 2011). 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

- 7.6 Due to the minor scale of the proposed single-storey extension, and the generous side setbacks provided, there would be no significant impact on the existing level of residential amenity enjoyed by the neighbouring occupiers to the south-west at No. 10, nor to the north-east at No. 14.
- 7.7 Consequently, it is considered that the proposal would 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, 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.8 The existing dwelling is a two-bedroomed property. The proposed development would result in a three bedroomed dwelling. The site currently provides on-site parking for two vehicles. In accordance with Havant's Car Parking SPD 2019, no additional on-site car parking is required for a three bedroomed dwelling over and above that which already exists on the site.

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/21/01289, 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:

Location Plan - received 01 Dec 2021

Block Plan - received 13 Dec 2021

Existing Ground Floor Plan and Elevations - received 01 Dec 2021

Proposed Ground Floor Plan and Elevations - received 22 Dec 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.