
Site Address:	30 Park Road, Purbrook, Waterloooville, PO7 5ES		
Proposal:	Single storey front, side and rear extension		
Application No:	APP/21/01298	Expiry Date:	07/01/2022
Applicant:	Mrs H Davies		
Agent:	Mr D P Manns	Case Officer:	Graham Speller
	D M Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Park Road and is occupied by a two storey semi detached dwellinghouse which is on lower ground compared to the adjacent property No.32.
- 1.2 The surrounding area is residential in character with properties of varying styles and design.

2 Planning History

APP/13/00782 - Loft conversion with rear dormer., PERM,02/10/2013

3 Proposal

- 3.1 Single storey front, side and rear extension.

4 Policy Considerations

National Planning Policy Framework 2021
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)
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 Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

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: 8

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 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 Both the dwellinghouse, the subject of this application, and the adjacent dwellinghouse at No.32, have existing side windows in their flank elevation. The proposed development would also include side windows, however, whilst the proposed development would be nearer to the adjacent property at No. 32, as noted above, there is already some mutual overlooking. In addition, it would be possible to erect a higher fence on the mutual boundary if considered necessary. The proposed development would also be sited a minimum 1 metre off the mutual boundary with No.32.
- 7.5 It is not considered that there would be any adverse impacts on No.28 adjoining as a result of the development.
- 7.6 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.

(iv) Parking

- 7.7 The number of bedrooms would not change as a result of the development and adequate off road parking can be accommodated on the frontage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/21/01298 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 Drawing Number DAVIES - 01A

BLOCK PLAN Drawing Number DAVIES - 01A

EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION
Drawing Number DAVIES _01 REV A

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.