
Site Address:	116 Sunnymead Drive, Waterlooville, PO7 6BX		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00938	Expiry Date:	29/10/2015
Applicant:	Mr Tatlow	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Emma Chisnall
	Martin Critchley, Architect		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

116 Sunnymead Drive is a detached red brick bungalow situated on a corner plot within a residential area which has an even ground level. The dwelling has a large space to the rear and is surrounded by a 1.5m boundary fence which provides adequate screening for the current dwelling.

As a corner plot the dwelling fronts and has a side elevation facing a highway and therefore has 1 next door neighbour with a further neighbour to the rear. The dwellings within the area are of similar size, style and design and there is evidence of similar extensions to nearby dwellings.

2 Planning History

HWU/04551/1 Application for 47 Bungalows and Houses- Permitted
HWU/03332 Outline for housing estate (including dwellings, shops and public houses)
18630/2 Single storey rear extension to form a 'Granny Unit'
18630/1 Single storey side extension

3 Proposal

Single storey rear extension involving demolishing a current conservatory and building a larger extension to the rear of the property.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Ecologist Comment:

Within 50 m of this location is a protected and notable species of Noctule Bat. It is not considered that the development at No 116 Sunnymead Drive would affect this species but measures would need to be put in place should building work commence and the bats are disturbed.

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: 1

Mr R Brumhill at 114 Sunnymead Drive

Comment: Permission should be given to the application for a single storey rear extension. It will be a welcome extra space for the occupants. The plot is a good size and will not be markedly reduced by this building.

7 Planning Considerations

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) Impact upon the streetscene
- (iii) Impact upon the character of the area
- (iv) Impact upon residential amenity
- (v) Flooding

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The extension is a logical proposal which would improve the overall look of the dwelling and provide additional space without losing significant amenity to the current space.

- (ii) Impact upon the streetscene

As the development is proposed to the rear of the dwelling and will be adequately screened the development should not be seen from the streetscene and therefore would not cause any adverse affects.

- (iii) Impact upon the character of the area

There should not be any adverse affect on the character of the area from the proposed development as it will be to the rear of the property, well screened and would be in keeping of other dwellings within the area which have built similar extensions.

(iv) Impact upon residential amenity

There is evidence of similar development within the area and the current neighbour at 114 has extended and added a dormer to the back of the dwelling.

The proposed extension to No 116 is a logical extension and should not impact negatively on the neighbour at No 114 as it would not cause any loss of light, be over-bearing or impact the privacy No 114 currently has.

(v) Flooding

Applicant has submitted sufficient and satisfactory evidence as to how this will be mitigated.

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00938

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three* years beginning with the date of this permission

Reason: Reuired to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 The external materials used shall match 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Block Plan: Drawing No 1560-201

Ground Floor Plan: Drawing No 1560-101

Proposed Plan: Drawing No 1560-301

Proposed Elevations: Drawing No 1560-402

Reason: - To ensure provision of a satisfactory development.