
Site Address:	50 Bushy Mead, Waterlooville, PO7 5DY		
Proposal:	Rear single storey extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00195	Expiry Date:	13/05/2022
Applicant:	Mr Mark Helps		
Agent:	Mr D Treagus	Case Officer:	Gary Christie
	Derek Treagus Associates		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application relates to a semi-detached bungalow located to the southern side of Bushy Mead, just to the west of its junction with Lone Valley. The property is set back from the highway by an open front garden/driveway and benefits from a larger garden to the rear. Originally 'L-shaped' and mirrored by its neighbour to the east, the property benefits from an existing extension to the western half of the rear elevation. The neighbouring property to the east (No.52) has also been extended to the rear with a similar rear extension and a conservatory.

The surrounding area is residential in character with a mix bungalows and 2-storey dwellings.

2 Planning History

92/57517/001 - Single storey rear extension. Permission - 22/09/1992

3 Proposal

- 3.1 Planning permission is sought for the construction of a single-storey extension to the eastern half of the rear elevation. The extension would measure approximately 3.6 metres in width by 2.9 metres in depth finishing flush with the southern elevation of the existing extension, and would be topped with a flat roof measuring 2.9 metres at the eaves. The extension would be constructed in matching materials with a set of patio doors to the southern elevation and a small roof lantern.

Amended drawings have been provided removing an eaves overhang. The applicant and the amended drawings confirm that the extension would be sited entirely within the curtilage of No.50 Bushy Mead and there would be no encroachment on No.52.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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.

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

[illegible]

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 extension is modest and scale, squaring off the rear of the dwelling. Whilst a flat roof is not considered to be the most sympathetic design approach, the extension would appear as a subservient addition relating appropriately with the recipient building and the neighbouring property. There are a number of examples of flat roof extensions within the surrounding area.

With the use of matching materials as identified within the submitted drawings, it is considered that the extension is of an acceptable design meeting the requirements of Policy CS16 of the HBLP (Core strategy). Given its modest scale and position to the rear of the dwelling, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed extension would be positioned to the eastern side of the rear elevation along the boundary with No.52 Bushy Mead. The boundary in this location is initially perpendicular to the rear elevation before tapering towards the west. Immediately adjacent to the proposed extension, No.52 benefits from an existing conservatory of a slightly greater depth. The conservatory is topped with a fully hipped roof with glazing to its south facing elevations. The western elevation of the conservatory facing onto the application site incorporates blank panels but with high level windows.

The proposed extension would have some limited impact on the amount of light entering the high level windows to the west facing elevation of the conservatory. However, given that these windows take light and outlook across land outside of its control, limited weight is given to this impact. Given its limited overall depth and height, it is not considered that the proposed extension would have any significant impact on the amount of light entering the conservatory through its roof or south facing windows. As such, it is not considered that the impact of the extension would be particularly harmful. It is not considered that the extension would result in any significant loss of outlook, increased sense of enclosure or overbearing impact.

Regard is also made to the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) that would allow for the construction of a rear extension of the scale shown without the express permission of the Local Planning Authority, which would result in similar impacts.

As a result of its position to the eastern side of the rear elevation and the presence of an existing taller rear extension to the western side, it is not considered that the proposed extension would result in any significant impacts on the amenity of neighbouring occupiers to the west. There is sufficient separation to avoid any potential amenity impacts on properties located to the south. It is noted that no letters of objection were received.

8 Conclusion

- 8.1 Overall it is considered that the extension is of an acceptable scale and design and would have limited and acceptable impacts on the neighbours meeting the requirements of Policy CS16 of the HBLP (Core Strategy). Therefore, the extension is considered to be acceptable and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00195 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:

22/204/02 - Rev-A (Proposed Floorplans);
22/204/03 - Rev-A (Location Plan and Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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.