
Site Address:	14 Durham Gardens, Waterlooville, PO7 7BB		
Proposal:	Single storey rear extension (revised application)		
Application No:	APP/16/01093	Expiry Date:	19/12/2016
Applicant:	Mr & Mrs Reed		
Agent:	M Moyse	Case Officer:	Bee Crawford
	Martin Moyse MRICS		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and integral garage which has been previously extended. It has a brown tiled pitched roof and elevations of beige multibrick and stone cladding. The site is level and has open vehicular access to the front with a drive and parking area. The rear garden is mainly laid to lawn with a patio and shrubs, enclosed to the east and west with 1.6 metre fencing and mature shrubs to the rear boundary.
- 1.2 The adjoining two storey semi-detached property is to the west, the large rear garden of a property in Stakes Hill Road is to the east and an area of woodland in Place Crescent is to the rear (south). The area is of medium density with modern two storey detached and semi-detached properties of similar age and similar and different styles and design.

2 Planning History

APP/16/00665 - Replace existing conservatory with single storey rear extension, permitted 09/08/2016.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension to replace the existing conservatory (revised application).

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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection. There is a Woodland order to the rear. Currently a building and hard surface where the new building is to be sited as such no root disturbance anticipated.

Advisory to be attached:

Any roots over 250mm encountered during the preparation of the site should not be severed - the Council should be informed.

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 would be attached to the rear of the property and would not be visible from the public realm. The development is to replace the existing conservatory with a slight increase in the floorspace, and it is judged sufficient amenity space would be retained. The previous application was for an extension with a pitched roof and the current application is for an extension of a similar size with a flat roof and glass lantern.

7.4 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

- 7.5 Although the development is to be built close to the eastern boundary, there are no windows in this elevation and it lies adjacent to the end of a large rear garden of a property in Stakes Hill Road. Whilst there are french doors in the western elevation of the addition, it is situated 5 metres from the shared boundary with number 15 and faces the side elevation of an extension which has obscure glazed high level windows. There is good screening beyond the neighbouring extension and there are no properties directly to the rear. It is therefore judged that any effect would be minimal.
- 7.6 Consequently, it is considered that the proposal is unlikely to 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 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 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/16/01093 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing floor and elevations plan
Location plan, site plan, proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.