
Site Address:	1 Fir Copse Road, Waterloooville, PO7 5JA		
Proposal:	Single storey side extension.		
Application No:	APP/21/01086	Expiry Date:	09/12/2021
Applicant:	Mrs A Bundy		
Agent:	Mr D P Manns	Case Officer:	Denise Sheath
	D M Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi detached bungalow located on the junction of Fir Copse Road and Privett Road whereby the land levels are uneven. The bungalow has elevations of cream render, and a concrete tiled roof. Vehicular access on the northern side of Privett Road leads to curtilage parking for three vehicles. Due to the location of the bungalow, the garden area is to the east and south. The southern boundary is defined by means of fencing and mature hedging, with the eastern boundary treatment being low level fencing.

2 Planning History

07/72557/000 - Erection of conservatory to rear. , REF,23/10/2007

07/72557/001 - Erection of conservatory to rear. (Revised application). , PERM,04/12/2007

APP/19/00002 - External alterations to front elevation and single storey flat roof front extension., PERM,19/02/2019

3 Proposal

Single storey side extension.

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Not Required

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

(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 is for a single flat roof extension to be used as a store room to the western (side) elevation of the property. The extension would be attached 3m in depth from the existing western side/rear elevation. The proposal will have a depth of 7.069m protruding 2.803m from the front elevation, the width of the extension would be 2.128m across the front and 1.716m across the rear. The materials to be used in the construction of the development will be white render to match the existing the materials of the property, the proposal would therefore not be out of keeping within the character of the existing dwellinghouse nor would it have a harm visual impact upon the streetscene.

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 Due to the proposed location of the extension, it is not considered that the extension would have an adverse impact on the occupiers of the properties to the south or east. There is approximately 29m between the proposal and the properties to the south (No.s 36 & 38 Privett Road) and 45m between the proposal and the property to the east (2 Privett Road).
- 7.6 To the west of the site is a detached bungalow (31a Privett Road). The eastern elevation of this neighbouring property is approximately 1m from the western elevation of the proposed extension and has no windows or doors. The submitted plans show no windows or doors are to be inserted into the western elevation along the shared boundary. It is therefore not considered that the proposal would have a significant impact on the occupiers of this neighbouring property in terms of overlooking or loss of privacy.
- 7.7 To the north of the application site is the other half of the semi detached property (No.3 Fir Copse Road) whom shared the northern boundary. The rear wall of the proposed extension will have a distance of 4m from this shared boundary. There is to be a door inserted into the rear elevation of the proposal, this door would be screened by the main dwellinghouse due to its location. It is therefore not considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.8 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.

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/21/01086 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 No. BUNDY-02A - Received 20 September 2021

Block Plan - Drawing No. BUNDY-01A - Received 20 September 2021

Existing and Proposed Floor Plans and Elevations - Drawing No. BUNDY-02A
- Received 20 September 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.