
Site Address:	1 Highfield Close, Waterlooville, PO7 7PZ		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01187	Expiry Date:	13/12/2021
Applicant:	Mr & Mrs Farrell		
Agent:	Miss Lipscombe	Case Officer:	Joseph Toole
	Eden Verandas		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Highfield Close, Waterlooville, is located to the north west side of Highfield Close. The application site is a two storey detached property comprising red brick with concrete roof tiles. Vehicular access is from Highfield Close with parking to the front.

The property is located within a residential area with surrounding properties of similar style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear 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

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 Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

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

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 development would involve the erection of a single storey rear extension. It would have a width of approximately 6 metres, a depth of approximately 2.5 metres with a mono pitched roof having a maximum height of approximately 2.8 metres.

7.4 The proposed extension would have aluminium powder coated posts and profiles in metallic chestnut and clear glazing. Despite not matching the existing property it would appear similar to a conservatory and not be visible from the street scene therefore it is deemed acceptable.

7.5 Due to the proposed development being located to the rear of the property it is

considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.

- 7.6 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

- 7.7 On the east side there would be fixed glazing within the proposed extension. The proposed extension would be partly screened by the existing 1.8 metre high fencing along the shared boundary with No.2 Highfield Close and due to its distance from the boundary it is not considered to cause direct overlooking, appear overbearing or result in the harmful loss of light on No.2.
- 7.8 On the west side there would be fixed glazing within the proposed extension. The proposed extension would be far from the side boundary and partly screened by the existing 1.8 metre high fencing therefore not considered to have a negative impact on any neighbouring property.
- 7.9 To the rear there would be glass panels facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to cause any form of harmful overlooking to any surrounding properties.
- 7.10 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/21/01187

- 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

Site Plan

Proposed Floor and Roof Plans - 34420-03

Proposed Elevations - 34420-04

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.