
Site Address:	140 The Dale, Waterlooville, PO7 5DF		
Proposal:	Proposed single storey rear extension.		
Application No:	APP/21/01019	Expiry Date:	01/11/2021
Applicant:	Mr List		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of The Dale, Waterlooville. This property has a tiled, pitched roof with elevations formed from white painted brickwork. Towards the rear of the property is a detached garage which is attached to the garage of the neighbouring property to the west. Towards the front of the property is a paved driveway. The area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

Proposed 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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

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 comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

Southern Gas Network

No comment 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a single storey rear extension with a pitched roof and simensions of approximately 4.3 metres depth, 2.6 metres to eaves height, 3.4 metres

to ridge height and a width of 5.2 metres. The extension would come close to the side boundary to the east and would be set in from the western side boundary wall of the host dwelling by approximately 1 metre. The extension would have a door and window to the rear elevation and rooflights on both sides of the roof. This space would form a kitchen diner and would allow for the reconfiguration of the existing internal space, with the existing kitchen altered to create a bathroom, utility room and study. This would result in an alteration to the side elevation windows with the existing kitchen window now to serve the study and a smaller window created adjacent to serve the bathroom. Proposed materials include brickwork and roof tiles both to match existing.

- 7.4 The proposed extension would be located to the rear of the property and therefore would be sited away from the public realm and streetscene. The extension is judged to be of an acceptable scale when judged within the size of the plot which comprises a rear garden of 40 metres length. Materials would match existing and overall the design is considered to be in keeping with the host dwelling.
- 7.5 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

- 7.6 To the east of the application site is no 142 The Dale which forms the other half of the pair of properties. The extension would project beyond the rear wall of the single storey rear extension at no 142 by approximately 1.6 metres however would not result in any overshadowing as it would be sited outside of the 45 degree overshadowing line. The proposed extension is not deemed to result in harm to the amenity of no 142.
- 7.7 To the west of the application site is no 138 The Dale. No 140 and no 138 are separated by approximately 3.5 metres and no 138 already benefits from a single storey rear extension which features a wc window to the side elevation. The proposed extension would be set off this side boundary and is not considered to result in any harmful overshadowing or overbearing impact to this property. The alterations to the windows are not deemed to result in additional overlooking.
- 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/21/01019

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:

PL.490.21-03 Location and block plan
PL.490.21-02A Proposed plans and elevations

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.