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Site Address: 16 Oak Close, Waterloooville, PO8 8SD  
Proposal: Single storey rear extension with gabled roof and flat roof element.  
Application No: APP/21/01174                      Expiry Date: 08/12/2021  
Applicant: Mr Vigus  
Agent: Mr Cox                      Case Officer: Graham Speller  
            ASC Design services LTD  
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site is located at the end of a cul de sac and is occupied by a detached single storey bungalow which benefits from a rear extension/conservatory.
- 1.2 The surrounding area is residential in character with a mix of styles and designs of dwellinghouses but predominantly bungalows in the immediate vicinity.

## **2 Planning History**

08/73125/000 - Single storey rear extension. Bay window to front elevation.,  
PERM, 17/07/2008  
APP/12/00314 - Rear single storey extension and new front bay window with minor alterations., PERM, 14/05/2012

## **3 Proposal**

- 3.1 Single storey rear extension with gabled roof and flat roof element following demolition of conservatory.

## **4 Policy Considerations**

National Planning Policy Framework 2021  
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  
E1\*            (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

**Councillor David Jenner**

No comments received.

**Councillor E Shimbart - Hart Plain**

No comments received.

**Councillor P Bains - Hart Plain Ward**

No comments received.

**Engineering/Drainage**

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: 9

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 Whilst the proposal would project some distance the plot widens, and it is considered that it would not represent over development of the plot or result in any adverse impact on the character of the area.

- 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 As noted above, the plot widens to the rear and there would be sufficient separation distances from adjacent properties so as not to give rise to any significant adverse impacts as a result of the development.
- 7.6 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 the character of the area and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01174 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 / EXISTING PLANS AND ELEVATIONS

PROPOSED BLOCK PLAN / PROPOSED PLANS AND ELEVATIONS

**Reason:** To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Walls: white render to match areas of existing

Roof: tiles to match existing and flat roof finished in dark grey/black

**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.