
Site Address:	16 Sovereign Lane, Waterlooville, PO7 5RH		
Proposal:	Front infill extension.		
Application No:	APP/16/00362	Expiry Date:	03/06/2016
Applicant:	Mr Clements		
Agent:		Case Officer:	Tina Pickup
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Sovereign Lane, Waterlooville is a low profile semi-detached bungalow located on the south side of the road. The land slopes from east to west with Tanners Ridge, as the name suggests, being the higher land to the east. Generally the area is characterised by detached bungalows with gable ends fronting the highway, interspersed with a few semi's which are sited at right angles with their gable ends to the sides. Front gardens are generally open plan and the setting of the area is quite visually spacious and uniform in character.

The application site is one such semi and the front elevation has a bay in its north-eastern corner with the remainder of the frontage being recessed - but the eaves lines overhangs this recess in a continuous line with the remainder of the bungalow. The bay is stone clad but the recess area is red brick. The other half of the semi, No14, is a handed version. There is a modesty wall dividing the two immediately adjacent recessed areas and No 14 has lots of shrubs on the boundary providing further screening between the properties.

2 Planning History

APP/16/00171 - Prior notification for single storey development extending 3.35 metres beyond the rear original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 2.9 metres. , GPDC,14/03/2016

3 Proposal

The rear extension is currently being constructed on site and this was subject to a Prior Notification and is not part of this current planning application. The current application seeks permission for a small infill extension on the front elevation. It would bring forward the currently recessed frontage wall by 0.8m to align with the bay in the north-west corner. It is proposed to construct the extension in facing brick work with a slightly larger window than existing.

4 Policy Considerations

National Planning Policy Framework

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

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

Summary:

Comment:

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

There is a strong uniformity and character to the area with each of the bungalows having an off set recessed feature with contrasting materials - originally part stone cladding and part facing brick. This feature is more prominent in the detached gable ended bungalows than the semi's. Over time individual properties have made some changes to the materials and planting etc giving more variety to the street scene. For example No 14 adjacent has replaced its flush window within the recess area with a bow window.

The proposed infill forward extension would result in the loss of the recess feature but by constructing with facing brick the overall visual contrast of half the frontage being stone clad and half being brick, would be maintained. Since the property is set back from the highway by some 8m and there is mature planting providing screening, then the overall visual impact of the proposed change is considered minor and would not materially affect the character of the street scene. The proposed development is considered compliant with clause c) of policy CS16.

(iii) Impact upon residential amenity

There is an existing dividing brick wall under the recess on the shared boundary with No 14 which acts as a privacy barrier. The proposed front extension would align with this wall and not extend beyond it. Accordingly there would be no additional impact on the amenities of the occupiers of No 14 and the proposal is considered compliant with clause e) of policy CS16.

8 Conclusion

The proposed frontage infill extension is proposed of appropriate materials that would maintain the character of the area. There would be no harm to residential amenity and accordingly the proposal is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00362

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 Location Plan
1:500 Site Layout Plan
Existing Ground Floor Plan Drawing No. 4447/1
Proposed Ground Floor Plan Drawing No. 4447/2 - Rev A
Proposed Front & Rear Elevations Drawing No. 4447/3 - Rev A
Reason: - To ensure provision of a satisfactory development.