
Site Address:	24 Ha'penny Dell, Waterloo, PO7 5RQ		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00918	Expiry Date:	08/11/2016
Applicant:	Mrs L Loader		
Agent:	Mr D Treagus	Case Officer:	Harriet Pitney
	Derek Treagus Associates		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached bungalow with elevations of brick construction (rendered to the side elevation) with a concrete tiled pitched roof.

The property is located on a sloping site with an east to west decline and benefits from open vehicular access to the front driveway and existing single storey garage to the rear.

The rear garden is primarily laid to lawn with some paved areas and enclosed by a timber close boarded fence which is approximately 2 metres in height. A single storey rear addition already exists to the rear of the property which extends approximately 2.2 metres from the rear wall of the original dwellinghouse.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a single storey rear extension measuring 4 metres in depth and 3.5 metres in height.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required for this application.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary- No representations 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

7.2 (i) Principle of development

The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

7.3 (ii) Appropriateness of design and impact on the character of the area

The proposal is set away from the streetscene of Ha'Penny Dell and as such will not have any significant impact visually on the character and appearance of the area. However, notwithstanding the above, the development is of an appropriate scale and design which respects the existing built form of the original dwelling.

The proposal 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.

7.4 (iii) Effect on neighbouring properties

When assessing the impact upon residential amenity, it is important to note that the application site currently benefits from a single storey rear addition which extends approximately 2.2 metres from the rear wall of the original dwellinghouse. Similarly,

the adjacent neighbouring property (23 Ha'Penny Dell) also benefits from a single storey rear addition which extends approximately 4 metres beyond the rear wall of the original dwellinghouse.

On this basis, any potential impact upon residential amenity can only be assessed in addition to the structures currently evident on site. Taking this into consideration, the proposed extension will exceed a further 1.8 metres (approximate) beyond the existing extension at 24 Ha'Penny Dell and a further 0.5 metres (approximate) beyond the existing extension at 23 Ha'Penny Dell.

Whilst it is noted that the existing extension at 24 Ha'Penny Dell does not currently extend the entire width of the existing dwelling, the increase in width and the slight increase in depth beyond the adjacent neighbours extension (approximately 0.5 metres) is considered to be of a minor nature and it is considered that the proposed extension is unlikely to appear overbearing or result in any overlooking, loss of light or privacy as a result of the development.

Consequently, it is considered that the proposal is unlikely to result in any negligible impact upon neighbour amenity and would appear to meet 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 is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00918 subject to the following conditions

Compliance with plans - The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan- received 30th August 2016
Block plan- received 30th August 2016
Existing side and rear elevations- received 15th September 2016
Existing ground floor plan- received 15th September 2016
Proposed side and rear elevations- received 30th August 2016
Proposed ground floor plan- received 30th August 2016

Reason: - To ensure provision of a satisfactory development.

Matching materials - 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.

Time limit - full - 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.

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Existing side and rear elevations- received 15th September 2016

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Reason: - To ensure provision of a satisfactory development.