
Site Address:	5 Charlesworth Drive, Waterloo, PO7 6AS		
Proposal:	Demolition of existing lean to veranda, and proposed rear extension.		
Application No:	APP/16/00780	Expiry Date:	06/10/2016
Applicant:	Mr Heath		
Agent:	Mr Blakemore	Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and attached flat roof garage. It has a brown tiled pitched and hipped roof and elevations of red multibrick and white render. The site is level with open vehicular access to the front, a driveway and an area of shrubs. There is a 1.2 metre high wall to the south west, a dwarf wall and shrubs to the front and open to the north east. The rear garden consists of grass, a patio area and shrubs and is enclosed to all boundaries by fencing ranging in height from 1.6 metres to 2 metres.
- 1.2 Detached bungalows are to the north east and opposite, a two storey detached property is to the south west and the rear garden of a property in Esher Grove is to the rear. The area is of medium density with detached bungalows and two storey properties of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the demolition of existing lean to veranda, and proposed single storey rear extension.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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

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 effect on the streetscene
- (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 control criteria.

(ii) Appropriateness of design and effect on the streetscene

7.3 The proposal would be attached to the rear of the property and existing single storey side extension and would not be visible from the public realm. The development is to replace the existing lean to verandah with an extension of the same dimensions and only requires planning permission due to it being connected to the existing single storey side extension. The design and appearance of the extension 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 proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 There are no windows in the side elevations of the extension which is of a modest height and depth. Although the development is to be built adjacent to the western boundary, it is the same depth as the existing addition. It only projects marginally deeper than the extension to the neighbouring property at number 7 and if built in isolation would not require the benefit of planning permission. The extension does not project beyond the south western elevation of the property, retaining the 0.9 metre

distance to the shared boundary with number 3. There is a distance of approximately 10 metres from the rear elevation of the extension to the 2 metre high rear boundary fence. It is therefore judged that any effect would be minimal.

- 7.5 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties 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 is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00780 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Drg No. 16.09/05 Block plan
Drg No. 16.09/01A Existing floor and elevations plan
Drg No. 16.09/02B Proposed floor and elevations plan
Design and access statement

Reason: - To ensure provision of a satisfactory development.