
Site Address:	22 Bushy Mead, Waterlooville, PO7 5DY		
Proposal:	Two storey side extension.		
Application No:	APP/16/00293	Expiry Date:	27/07/2016
Applicant:	Mr & Mrs Philbrick		
Agent:	Mr Rosenthal	Case Officer:	Bee Crawford
	Rosenthal Design Services Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property which benefits from previous extensions and a detached garage. It has a red tiled pitched roof and elevations of red multibrick and tile hanging. The site is level and open to the front with a concrete driveway and parking area, with a dwarf fence to the east and shrubs fencing to the west. The rear garden is in excess of 35 metres deep with areas of decking, shingle, grass and shrubs. It is enclosed to all boundaries with shrubs and fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 The adjoining two storey semi-detached property is to the east, two storey semi-detached properties are to the west and opposite, and the rear gardens of properties in Applewood Grove are to the south. The area is of medium density with a mixture of two storey semi-detached properties and bungalows of similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No comment received.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to 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: 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 impact 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 impact on the streetscene

- 7.3 The proposal would be visible from the public realm, although it is set back approximately 9.5 metres from the highway. For extensions such as this there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends that they should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

- 7.4 There would be a distance of 1.5 metres to the property boundary, with a further 2 metres to the main western elevation of the property at number 20, which is considered to be acceptable. The proposal is subservient by virtue of the width and is set back from the front elevation with a lower ridge height than the existing property.

- 7.5 The development, together with the existing extensions, would result in a substantial increase to the original volume of the property, although it is considered that the addition can be comfortably accommodated within the extent of the site. It is also noted the properties to the east and west have been generously extended.

- 7.6 It is therefore judged the extension would not appear cramped in relation to the neighbouring properties and that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is

deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.7 The proposed extension is to the western elevation of the property, situated approximately 1.5 metres from the property boundary. There is one side window at first floor level which shows to serve an en-suite and a condition is recommended for this window to be obscure glazed to protect the privacy of the adjacent neighbours. The ground floor window would be partially screened by the existing boundary fence. The extension does not extend beyond the rear elevation of the existing dwellinghouse and it is therefore considered any perception of additional overlooking would be negligible. The properties to the south are 45 metres away from the rear elevation of the extension.
- 7.8 Whilst the proposal is incremental, the degree of impact is not considered so great as to constitute a defensible reason for refusal. It is therefore judged that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible effect on the properties immediately adjacent, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding 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/16/00293 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 Compulsary 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the western elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg No. PG 01 Existing ground floor plan
Drg No. PG 02 Proposed ground floor plan
Drg No. PG 03 Existing first floor plan
Drg No. PG 04 Proposed first floor plan
Drg No. PG 05 Existing second floor plan
Drg No. PG 06 Proposed second floor plan
Drg No. PG 07 Existing elevations plan
Drg No. PG 08 Proposed elevations plan
Drg No. PG 09 Location plan and proposed block plan

Reason: - To ensure provision of a satisfactory development.