
Site Address:	4 Bramley Close, Waterloooville, PO7 7SU		
Proposal:	Single storey front, side and rear extensions.		
Application No:	APP/16/00703	Expiry Date:	02/09/2016
Applicant:	Mr Rashid		
Agent:	Mr Power	Case Officer:	Bee Crawford
	Thorns Young		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with an attached garage. It has a brown tiled pitched roof and elevations of red multibrick, tile hanging and white cladding. The site is level with open vehicular access to the front an area of shingle and grass, enclosed by dwarf walls to the front and west and a 1.6 metre high wall and trellis to the east. The rear garden is mainly laid to lawn with shrubs and an area of decking enclosed with 1.6 metre high fencing to the west, 1.8 metre high fencing to the rear and a 1 metre high wall with brick piers to the east.
- 1.2 Two storey detached properties are to the east and west, the side aspect of a two storey detached property in Brooklyn Drive is opposite and the rear garden of a property in High Trees is to the rear. The area is of medium density with detached 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 construction of single storey front, side and rear extensions.

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

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: 6

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
- (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

7.3 The proposal is for the demolition of the existing garage, and the construction of a single storey side/rear extension and a single storey front extension, in line with the existing porch and would be visible from the public realm. The scheme would result in a modest addition to the footprint of the property, and whilst it is judged the front element of extension is not a good example in terms of design, given the existing streetscene it is considered it would not be an incongruous feature. The proposal is judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy), and it is deemed there would be negligible impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Whilst the proposed front extension spans the front of the property, it does not project beyond the line of the existing porch which is modest in depth at approximately 1.5 metres and does not have any side windows. Although the side/rear extension is approximately 1 metre higher than the existing, it does not project beyond the line of the existing garage.

7.5 The new side/rear extension projects 2.5 metres beyond the rear elevation of the property, which is 1.5 metres less than what could be built within the realms of permitted development. The proposal is a moderate height and would not extend past the extension at the neighbouring property which has high level windows. The extension would maintain the existing gap of 0.25 metres to the eastern boundary. There is a window in rear (north) elevation and a door in the western elevation,

although it is considered the properties to the rear and west are a sufficient distance away for any impact to be negligible.

- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to, 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 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/16/00703 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 Order Licence Ref: OI1005590
Proposed block plan Order Licence Ref: OI1005568
Drg No. 9117.16 Rev B Existing and proposed floor, elevations and section plans
Reason: - To ensure provision of a satisfactory development.