
Site Address:	53 Roundway, Waterlooville, PO7 7QD		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00552	Expiry Date:	19/07/2016
Applicant:	Mrs J Shaw		
Agent:	Mr D P Manns	Case Officer:	Emma Chisnall
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

53 Roundway is a link detached dwelling located on level ground and is constructed with red brick walls and has a concrete tiled gable roof. The amenity space to the front of the dwelling is moderate in size and mostly hard-surfaced for the provision of parking 2 cars with a small amount being lawn. The boundary is open to the front and there is a garage onsite providing further parking space. To the rear the dwelling has moderate amenity space mostly made up of lawn with minimal hard-surfacing present from the rear elevation. No 53 has an existing conservatory attached to the rear elevation which is proposed to be demolished and replaced with a rear extension. The boundary to the rear provides adequate screening and is constructed of fencing approximately 1.8m high. To the south boundary there are also trees and hedging present which provide additional screening

2 Planning History

None

3 Proposal

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

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: 4

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) Impact upon the character of the area
- (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. It is considered that the proposed extension is of sound design and is fairly typical of a domestic extension.

(ii) Impact upon the character of the area

It is considered that the proposed rear extension would not cause a significant impact to the character of the area as it will be positioned to the rear of No 53 and will be hidden from the public realm and not viewable from the streetscene. The proposed works are to be built in matching materials to that of the existing dwelling which will keep the extension in keeping with the original dwelling and it is considered that the extension is subservient in size to that of the existing dwelling and will look in proportion.

Along the rear of the dwellings in Roundway Road there are examples of developments similar to the proposal at No 53 which should mean that No 53's does not look out of place.

(iii) Impact upon residential amenity

The proposed rear extension will extend marginally deeper than the existing conservatory but it will not extend past the west elevation and will be partially set off and screened by the fencing boundary in place between No 53 and 51. Although it is noted the extension is large in size it is considered that on balance it should not lead to a significant loss of amenity value to neighbouring dwellings due to its good design and position on the original dwelling. From hipping the roof this combination should help soften the appearance of the extension and ensure it does not appear too bulky

or over-bearing to neighbouring dwellings.

No new windows are proposed along the east elevation which should help ensure the privacy levels between No 53 and 51 are maintained and no over-looking is caused. It is also considered that light levels should not be impacted to either neighbouring dwellings due to the extension being single storey and that it set adequately away from the boundary shared with No 55 and that the boundary shared with No 51 is situated next to a garage creating distance between itself and the closest window.

A new window is proposed along the side elevation of No 53 for the proposed dining room that will look out onto No 55 and part of a window which is obscure glazed. As the proposed window to No 53 will be at single storey level and the proposed extension will be set in and away from the west elevation boundary, coupled with the adequate screening in place from the fencing it is not considered that on balance a significant amount of harm would be caused from this window. The development can therefore be considered acceptable.

8 **Conclusion**

No 59 Roundway Road has adequate amenity space for the proposed rear extension, The space available should ensure there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00552 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey Map: Unique Plan Reference P2b/91101/126282
Proposed Block Plan: Unique Plan Reference b90b/91101/126279
Proposed and Existing Elevations, Section and Floor Plan: Drawing No SHAW01A

Reason: - To ensure provision of a satisfactory development.

