
Site Address:	16 Mark Court, Waterlooville, PO7 7TG		
Proposal:	Demolition of existing conservatory and erection of single storey rear extension.		
Application No:	APP/16/00755	Expiry Date:	03/10/2016
Applicant:	Mrs C O'Cardlan		
Agent:	Mr P Davey	Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an end of terrace two storey dwelling located to the west of London Road in Waterlooville. The property is of brick construction with elements of hung tiling to the front elevation, and currently has a conservatory to the rear.
- 1.2 Mark Court is made up of 4 terraces located to the north of Winifred Road in Waterlooville. The terraces are sited perpendicular to the highway and are accessed from the front by a footpath. To the north of the property is a pathway which gives pedestrian access to parking and garaging to the rear of the property.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Demolition of existing conservatory and erection of single storey rear extension of 4m in height and extending 3.3m from the rear wall of the original dwellinghouse.

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

- 5.1 No consultations were 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: 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The proposed extension is located to the rear of the property and therefore will not be visible from the highway. This proposal is to replace an existing conservatory with flat roof extension. The proposed extension will extend 3.3m from the rear wall of the original dwellinghouse which is only 0.3m further than could be erected under Permitted Development rights. It is therefore considered that the extension will not have a negative impact on the streetscene and therefore accords with policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

7.4 No representation letters have been received in relation to this application. There is a gap of approximately 2m between the application site and the property to the north (No. 18), with a pathway running between the houses. The proposal shows that the extension will have no windows to the side elevations, which will ensure no overlooking to the property to the south (No. 14). To the east of the site is a parking and garage area. It is therefore considered that the extension will not cause unacceptable harm to the amenity of neighbours through loss of privacy, outlook or overlooking and therefore accords with policy CS16 of the Havant Borough Core Strategy.

8 Conclusion

8.1 It is considered that the extension to the rear of the property would comply with the principles of policy CS16 of the Havant Borough Core Strategy, and the Borough Design Guide and therefore planning permission is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00755 subject to the following conditions

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a)The expiration of three years from the date of this permission; or (b)The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: To comply with the requirements of Section 92 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 - received 21.07.16
Block plan - received 21.07.16
Existing floor plan and elevations - received 21.07.16
Proposed elevations - received 21.07.16
Reason: - To ensure provision of a satisfactory development.