
Site Address:	56 Roundway, Waterloooville, PO7 7QD		
Proposal:	Rear single storey extension.		
Application No:	APP/15/00923	Expiry Date:	22/10/2015
Applicant:	Mr A Brown	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Steve Weaver
	Derek Treagus Associates		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 56 Roundway is a detached two storey dwelling of traditional brick and tile construction, located on the north western side of a residential street comprising buildings of similar age and character. In common with other properties within the street, No.56 benefits from a detached garage located behind the rear building line, and has a rear garden in excess of 20m deep enclosed by panel fencing and, in the case of the common boundary with No.54 (its attached neighbour) a short stretch of 1.8m high brick wall adjoining the rear wall of the dwellings.
- 1.2 Neither No.56 nor No.54 have previously been extended; No.58 however to the south west has a two storey rear extension.

2 Planning History

None

3 Proposal

- 3.1 The application seeks approval for a single storey flat roofed rear extension across the full width of the dwelling, measuring 4m deep x 6.75m wide x 2.75m high. A lantern feature is located centrally within the roof of the extension. There are no openings proposed to either side elevation; bi-fold doors giving access to the rear garden. The external walls of the extension are proposed to be constructed of brick.

4 Policy Considerations

National Planning Policy Framework 2012

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

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide Supplementary Planning Document 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) 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. In this case it is noted that the extension which is proposed would meet the criteria for a 'larger house extension' under current permitted development criteria (i.e. acceptable subject to prior approval from the LPA); however the applicant has submitted a full application instead.

(ii) Appropriateness of design

7.3 The proposed extension is flat roofed in nature and, at 4m deep, will still leave a substantial garden area available for occupiers of the extended house. It will appear as a suitably subservient addition to the property by reason of its modest depth and height and augment the current, somewhat cramped rear kitchen/dining area in the existing dwelling. No natural features of note are to be affected by the proposal.

7.4 Overall the proposal is considered an appropriate form of extension to the dwelling, and the use of matching materials will ensure that it reads as a complementary feature in its residential surroundings.

(iii) Impact upon residential amenity

7.5 The principal property affected by the proposed works will be No.54, the attached neighbour to the northeast. This property has not been previously extended, and its internal layout is a mirror of that at No.56, such that its kitchen window and rear

access door lie close to the shared boundary, with its dining area window further away. A decked patio area has been laid out to the immediate rear of the dwelling, extending out to the approximate depth of the proposed extension.

- 7.6 The boundary treatment of the shared boundary between No.54 and No. 56 is a 1.8m high decorative brick wall, and this currently lends a pleasantly enclosed feeling to the rear decked patio. The proposed extension will project approximately 1m above the height of this brick wall, adding a further sense of enclosure to this space, and its position is such that it will lie beyond the 45 degree plan layout recommended by the Borough Design Guide SPD as significant in order to prevent loss of light and outlook. However, given the flat roofed design and limited depth (4m) of the proposal - and having visited No.54 - it is not considered that the extension would be overbearing to the amenities of that property, which benefits from a generous rear garden and other sources of light to the rear of the dwelling. It is also noteworthy that in terms of residential amenity, as discussed above, the extension would meet with 'prior approval' permitted development criteria which has the impact on neighbour amenity as the key consideration.
- 7.7 The adjoining neighbour to the south west, No.58, will have no direct view of the extension by virtue of the two storey rear extension that it has - which has no windows overlooking the application site - and the garage of No.56 which lies close to the shared boundary.
- 7.8 To the rear, the nearest properties will lie in excess of 35m from the new extension, with mature planting on the rear boundary obscuring direct views of the new work.

8 Conclusion

- 8.1 The proposed extension is considered appropriate in terms of its design and it is not considered that it will have an unacceptable impact on neighbouring amenity. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00923 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Drawing No. 15/448/01

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.