
Site Address:	43 Burnside, Waterloo, PO7 7QG		
Proposal:	Two storey side and rear extension, single storey rear extension and rear dormer window.		
Application No:	APP/16/00067	Expiry Date:	25/03/2016
Applicant:	Mrs Gibbs	Team:	Team 2
Agent:	Mr I Marshall	Case Officer:	Emma Chisnall
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

43 Burnside is a semi detached dwelling constructed of a mixed brick material on the ground floor with a rendered first floor. The roof is gable ended with concrete tiles and this is a dominant design and style along Burnside Road. The front amenity space is part hard-surfaced for the provision of parking two cars and part lawn. A garage is located along the east side of the dwelling and to the rear the amenity space is moderate in size with hard-surfacing approx 2m from the rear of the dwelling with the rest being lawn. The dwelling is on a slight slope from south to north and has a boundary to the rear of the dwelling constructed of fencing approx 1.8m high.

2 Planning History

None

3 Proposal

Two storey side and rear extension, single storey rear extension and rear dormer window. Conservatory to be demolished.

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 Council Design Guide Dec 2011

Havant Borough Residential Parking and Cycle Provision SPD March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage Comment:

No adverse comment in regards 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: 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 streetscene
- (iii) Impact upon residential amenity
- (iv) Parking

- (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. This type of development is common along Burnside Road and there are many examples of other dwellings which have carried out similar works. The development would result in the loss of the existing garage (a motorcycle garage would be provided), it will extend the dining room and kitchen and provide a day area to the ground floor. On the first floor a master bedroom with en-suite, and additional bedroom will be built with a games/hobby room in the roof.

- (ii) Impact upon the streetscene

Burnside Road has many dwellings of similar style, size and design to No 43 and many of these have carried out similar developments to the side and rear of the dwelling. It is considered that the proposed development would not detract visually from the streetscene due to the amenity space available to No 43 to accommodate the works and the similarity of other development taking place along Burnside Road. Materials have been proposed which will be matching to that of the existing which will help it look in keeping with the original dwelling. It is noted that there is adequate space between No 43 and No 45 and by leaving a 2m gap between the dwellings it should ensure the development would not appear bulky or over-bearing to No 45.

The rear of the dwelling will be altered significantly due to the proposal to construct a single storey rear extension, a pitched roof first floor extension and a dormer in the roof. It is noted that the design could offer improvements to ensure that all three

elements of development were more in keeping with one another however due to the size of the proposed works and the position they would have on the existing dwelling it is considered that any harm caused would not be significant such as to warrant a refusal on design grounds.

Along Burnside Road there are examples of roof extensions and dormers to the rear and as the development will take place to the rear which faces onto a woodland, it is considered that these works would not cause harm to the public realm nor detract significant character from the dwelling.

(iii) Impact upon residential amenity

To the rear of the dwelling the conservatory will be demolished and in its place a single storey extension built. This extension will be the width of the house but will not extend past the existing conservatory elevation so should not cause significant harm to the amenity of No 41. This development is similar in size to its neighbouring dwelling at No 41 and with the screening in place is considered acceptable as it should not create any over-looking or shading due to its size.

The north east elevation will be altered the most by the proposed works and the viewpoint from No 45 is considered to be impacted. However no new windows are proposed along this elevation at first floor level with the exception of an en-suite shower window which would prevent over-looking or a loss of privacy to No 45. It is noted that along the south west elevation of No 45 there are also no windows present which should protect the privacy of both residents. The bulk although increased is considered to not cause significant harm to the neighbouring properties due to the size of the first floor extension and the hipped roof which reduces the impact of the works.

It is considered that the development does not impact any further neighbouring dwellings amenity.

(iv) Parking

An additional car parking space will be provided to the front of the property to ensure parking standards are met.

8 Conclusion

The dwelling occupies a plot with generous space to the rear and adequate space to the east and front. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwellings or character of the area. The application accords with the requirements of adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00067 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 and Site Plan: License No 100041040

Existing Elevations, Ground and First Floor Plan: Drawing No 1 Rev A

Proposed South East and North East Elevation with Ground Floor Plan:

Drawing No 2

Proposed North West Elevation and First Floor Plan: Drawing No 3

Proposed Second Floor Plan: Drawing No 4

Reason: - To ensure provision of a satisfactory development.