
Site Address:	13 Keats Close, Waterloooville, PO8 8JZ		
Proposal:	Single storey rear extension and garage conversion.		
Application No:	APP/14/00344	Expiry Date:	28/05/2014
Applicant:	Mr Mitch	Team:	Team 2
Agent:	Mr Brown	Case Officer:	Bee Crawford
	dwell design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow and integral garage with a driveway and detached garage to the front. It has a brown pitched and hipped tiled roof and elevations of red multibrick with wood cladding to the front gable. The property is situated at the end of Keats Close and the front garden has a concrete drive and path, with a small area of grass and shrubs. There is a 0.5 metre high fence on the boundary with number 11 and the remainder of the site is open. There are 1.2 metre high metal gates between the detached garage and the side of the property providing access to the side and rear garden. The side and rear garden is level with grass, shrubs and an uncultivated section to the rear. The garden is enclosed by a 1.4 metre high fence rising to 1.8 metres to the northern boundary, a 2 metre high fence to the western boundary and a 1.8 metre high fence to the southern boundary.
- 1.2 It is attached to the neighbouring property which is of a similar age, design and style to the south, and to the north are two blocks of three storey purpose built flats. The back garden of a property in Milton Road lies to the rear of the site and a pair of semi-detached bungalows of a similar age, design and style are opposite the site. The area is of medium density with a mixture of semi-detached 2 storey dwellings and bungalows of a similar age, style and design and 3 storey blocks of purpose built flats.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is to construct a single storey rear extension of 3.4 metres in depth, 7.2 metres in width with an offset pitched roof, which has an eaves height of 2.2 metres to the north east elevation and 1.8 metres to the south west elevation and a total height of 4.5 metres, and to convert the integral garage to living accommodation (it should be noted that this element of the proposal does not require the benefit of planning permission).

4 Policy Considerations

National Policies
National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comments.

Environment Agency, Planning Liaison - South Downs

No adverse comments.

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: 29

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 would be attached to the rear of the property and would not be visible from the public realm. The development would result in a modest increase to the original footprint of the property, the depth and height being 0.4 metres and 0.5 metres

respectively over the criteria for permitted development. The design relates sympathetically to the line of the existing house, is deemed appropriate in context to the main building and is therefore considered to be acceptable

(iii) Effect on neighbouring properties

- 7.4 Due to the design of the bungalows, there would be a significant impact on windows in the north west and north east elevations of the adjoining property at number 11, the north east elevation being 1.4 metres away from the boundary. However, it is considered the proposal has been designed to lessen this impact with the introduction of an offset roof and by situating the extension 0.9 metres from the boundary. If the extension were to be constructed within the criteria of permitted development, it could be built immediately adjacent to the boundary with an eaves height of 3 metres rather than the proposed height of 1.8 metres on this side of the extension. Therefore the degree of impact is considered to be less than that of an extension which could be built within the realms of permitted development and it would therefore be unreasonable to refuse the application on those grounds..

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00344 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 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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the south west elevation and above without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

(pl) 00	Location plan
(pl) 01	Existing floor and elevations plan
(pl) 02	Proposed location and roof plan
(pl) 03	Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.