
Site Address:	21 Aldermoor Road, Waterloooville, PO7 5ND		
Proposal:	Single storey rear extension.		
Application No:	APP/14/01012	Expiry Date:	25/11/2014
Applicant:	Mr & Mrs Kilborn	Team:	Team 1
Agent:	Stephen Bromley Associates	Case Officer:	Heather Lealan
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.21 Aldermoor Road is a two storey semi-detached dwelling house located on the northern side of the road. The property has a generous rear garden and space for the parking of cars to the side of the dwelling house. It is brick built with white UPVC fenestration. The attached neighbouring dwelling has been extension at ground floor level to the rear.

2 Planning History

No relevant planning history on Acolaid.

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)

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: 6

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) Impact upon the streetscene
- (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.

(ii) Impact upon the streetscene

The application is for a single storey rear extension which would extend out past the side wall of the property. The side section will be visible from certain vantage points within the streetscene but will not be detrimental to the visible amenities of the locality; it is located some distance back and will appear subservient to the main dwelling. Therefore it is considered that the proposal will accord with the requirements of policy CS16 of the adopted Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

The dwelling which would be most impacted by this proposal would be the one adjoining the application dwelling. The dwelling to the west is located sufficient distance away from the proposal and beyond a detached garage.

The adjoining property has already been extended to the rear and the proposal subject of this application will only extend 1.5m from the rear of the extended adjoining dwelling house. Therefore, it is considered that the proposal will accord with the requirements of policy CS16 of the adopted Havant Borough Council Core Strategy.

8 Conclusion

It is considered that this proposal would not create an unacceptable impact on the amenities of either the streetscene of the occupiers of the adjacent neighbouring dwellings and that therefore it should be granted planning consent subject to the conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01012 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan received 29 September 2014

Block Layout Plan received 29 September 2014

Existing and Proposed Elevations and Floor Plans received 29 September 2014

Reason: - To ensure provision of a satisfactory development.