
Site Address:	3 Ash Copse, Waterloooville, PO8 9US		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00650	Expiry Date:	17/08/2016
Applicant:	Mr Alden		
Agent:	Mr C Power	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link detached property with a brown tiled pitched roof and elevations of buff and red multibrick. The site is open to the front with a driveway and grass. The rear garden is split level consisting of a patio area and grass, enclosed by 1.8 metre high fencing to all boundaries.
- 1.2 The other link detached property is to the south, a modern two storey detached property is to the north and the rear garden of a two storey property in Frogmore Lane is to the east (rear). The area is of medium density with modern two storey detached and link detached properties of a similar age, different styles and design, situated on a small estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension.

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

Engineering/Drainage
No drainage observations.

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) Appropriateness of design and effect on the streetscene
- (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 and effect on the streetscene

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 generous increase to the original footprint of the property, although it is judged sufficient amenity space would be retained. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 Although the development is to be built close to the southern boundary, with one small window in the side wall, the back elevation of the garage of the neighbouring property is adjoining, consequently the rear elevation of number 4 Ash Copse is 2.8 metres from the shared boundary. Whilst there are french doors in the northern elevation of the addition, it is situated 3.5 metres from the boundary which provides good screening. The pitched and hipped design of the roof would lessen any perception of the extension being overbearing and the properties to the rear are considered to be a sufficient distance away for any impact to be minimal.

7.5 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to or the properties to the rear of the application site, meeting the requirements of

Policy CS16 of the HBLP (Core Strategy).

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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00650 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:

Location plan
Proposed block plan
Drg no. 9119.16 Existing and proposed floor, elevations, roof and section plan

Reason: - To ensure provision of a satisfactory development.