
Site Address:	285 Milton Road, Cowplain, Waterloooville, PO8 8LL		
Proposal:	Single storey front extension.		
Application No:	APP/16/01023	Expiry Date:	02/12/2016
Applicant:	Mrs K Aguis		
Agent:		Case Officer:	Harriet Pitney
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within a prominent corner plot on the western side of Milton Road with the principal elevation (east) fronting Milton Road and the northern elevation fronting Coleridge Gardens.

285 Milton Road is a detached single storey bungalow with elevations comprising brick construction (partially rendered) and a tiled pitched roof. The site is relatively level with open vehicular access to the front driveway which facilitates adequate offroad parking provision for approximately 3 vehicles. The front boundary is defined by a brick wall which is approximately 1 metre in height.

As the property is located within a corner plot, the rear garden is to the side (north) of the property and is enclosed by a brick wall with timber infill panels which is approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

90/54550/000 - Raising of roof and insertion of dormers in SE & NW elevs to form separate unit of accommodation in the roof space. Additional garage to side w/accommodation above., REF,

92/54550/001 - Side extension and conversion of existing garage to form granny annexe and new detached garage to north with access onto Coleridge Gardens, PERM,02/04/1992

3 Proposal

This application is for a single storey front extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not required for 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 As the property is located within a prominent corner position, the proposed single storey front extension would be partially visible from the public realm. The plot has

been unusually designed so that the rear garden is located to the side (north) of the property and this therefore results in the majority of the development being well screened from the public realm by a brick boundary wall with timber infill panels which measures approximately 2 metres in height. On this basis, it is unlikely that the proposal would impact negatively upon the character and appearance of the area.

Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context with the existing dwelling which respects the existing built form. On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

It is considered that the scheme would not result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.4 Given the location of the proposed extension, it is unlikely that the development would result in any negligible impact upon the amenity of the surrounding and adjacent neighbours. To the west of the property a two storey dwelling exists (1 Coleridge Gardens). A single storey detached garage already exists immediately adjacent to this property which is sited just under 2 metres (approximate) from the shared boundary. It is not considered that the addition of a front extension which comprises infilling the existing gap between the dwelling and the existing garage (approximately 1.2 metres) would result in any additional loss of light, privacy, outlook or appear overbearing to this property as a result of the development.

On this basis, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

The other surrounding residential properties are located a sufficient distance away from the proposed development and therefore would not be impacted by the proposal.

It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking

Whilst the parking layout submitted with the application can not be conditioned as it is not to scale. The applicant has confirmed in writing that the property benefits from 3 bedrooms therefore in order to comply with Havant Borough Councils Adopted Parking Standards, 2 offroad parking spaces would need to be provided. Whilst the parking layout provided has been unable to be scaled, It was evident at the time of the officer site visit that this requirement could more than be met.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, resulting in a limited and acceptable impact on the adjacent neighbours and no adverse impact on the visual amenity of the area. The proposal is therefore considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01023 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 Compulsory 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- received 7th October 2016

Block plan- received 7th October 2016

Existing plans and elevations- received 7th October 2016

Proposed ground floor plan and sections- received 7th October 2016

Proposed elevations- received 7th October 2016

Design and access statement- received 7th October 2016

Reason: - To ensure provision of a satisfactory development.