
Site Address:	13 The Glade, Waterloooville, PO7 7PE		
Proposal:	Single storey front and rear extensions.		
Application No:	APP/16/00353	Expiry Date:	07/06/2016
Applicant:	Mr Stere		
Agent:	Mr Bramble-Stewart	Case Officer:	Daphney Haywood
	GBS Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

13 The Glade, Waterloooville comprises a detached 2 storey dwelling of 1960s/70s construction sited on the south side of The Glade. The frontage is relatively open with a driveway leading to an integral garage and landscaped front garden. The adjacent properties are of simialr character.

2 Planning History

None

3 Proposal

Single storey front and rear extensions.

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

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

5 Statutory and Non Statutory Consultations

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:

Comment:

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 streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.2 The front extension would infill an existing recess and would not project forward of the existing porch. The plans have been amended to provide a lean to roof over the proposed extension and existing porch. The rear extension would be 3.5m deep, 3.4m high and extend across the width of the house, and would be constructed in matching materials. . The design and appearance of the extensions are deemed appropriate in context to the main building and are considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.3 The extensions, which would be set off the side boundaries, do not propose any windows in the side elevations and are of modest size, achieving an acceptable relationship with the neighbouring properties. .

7.4 It is therefore considered that the proposal would have negligible impact on the properties immediately adjacent to, opposite and to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

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/16/00353

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:

Existing plan -STEERE 01
Proposed plan STEERE 02
Existing elevations STEERE 03
Proposed elevations STEERE 04 received 4 May 2016
Parking plan STEERE 05
Block plan STEERE 006
Site plan STEERE 007
Location plan STEERE 008

Reason: - To ensure provision of a satisfactory development.