
Site Address:	9 Newlands Road, Waterloooville, PO7 5NF		
Proposal:	Single storey side extension.		
Application No:	APP/15/01159	Expiry Date:	07/12/2015
Applicant:	Mr & Mrs Brown	Team:	Team 1
Agent:		Case Officer:	Bee Crawford
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and attached car port situated at the end of a cul-de-sac part of Newlands Road. It has a brown tiled pitched roof and elevations of red multibrick and white render. There is open vehicular access to the front and an area of grass and shrubs. The rear garden is a good size, part of which inclines to the west and consists of a patio area, grass, shrubs and a shed, enclosed by a 2 metre high fence.
- 1.2 A two storey semi-detached proeprty is to the north, detached bungalows are to the south and opposite and Fielders Park recreation ground is to the rear. The area is of medium density with a mixture of detached bungalows and two storey semi-detached dwellings of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey side extension 9.5 metres in depth, 4.9 metres in width with a pitched and hipped roof to an eaves height of 2.4 metres and a maximum height of 5.2 metres, following the demolition of the existing conservatory and lounge bay window.

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

Arboriculturalist

No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this method statement and tree protection plan is strictly adhered to, the ash tree will survive the development unscathed and continue to grow safely and healthily in the future.

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: 3

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 proposed side extension would be partially visible from the public realm, however the property is situated at the end of a cul-de-sac part of Newlands Road and the extension is beyond the existing 1.9 metre front projection, set back from the road by approximately 12 metres. The proposal would result in a reasonable increase to the original footprint of the property, although given the size and situation of the site it is judged to be suitable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 The proposal would be visible from the neighbouring properties at numbers 5 and 11 Newlands Road with the rear elevation adjacent to the boundary with number 5 and the front elevation facing the side wall of number 11 (with a garage in-between). Although there are french doors to the rear and windows to the front, the extension is a continuation of the property, does not extend beyond the main front or rear elevation of the existing dwelling and is 5 metres from the boundary with number 11 and 6.5 metres from the boundary with number 5. Furthermore, due to the situation of the property at number 5, the rear elevation of this dwelling is approximately 14 metres from the rear elevation of the proposal. The adjacent property at number 7 will not be affected by the extension owing to its position and Fielders Park lies to the other side of the application site.
- 7.5 No objections were received with respect to the scheme and it is therefore considered that the proposals are unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property to the rear, 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01159 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
Site layout plan
Existing ground floor plan
Existing elevations plan
Proposed ground floor plan
Proposed elevations plan

Proposed roof plan

Cross section

Arboricultural method statement dated 16/11/2015

Tree protection plan dated 12/11/2015

Reason: - To ensure provision of a satisfactory development.