
Site Address:	14 Hurstville Drive, Waterlooville, PO7 7NB		
Proposal:	Two storey rear and first floor side extension		
Application No:	APP/16/00360	Expiry Date:	10/06/2016
Applicant:	Mr & Mrs Warnecke		
Agent:	Mr Gamblin	Case Officer:	Karen Wooden
	R & G Design		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey house. The dwelling is of unusual design with a catslide roof, offering restricted first floor accommodation. Most dwellings along this area of Hurstville Drive are of this design, however, many have been adapted from the original design.

2 Planning History

02/64883/000 - Single storey front extension., PERM,21/11/2002

3 Proposal

- 3.1 The application proposes a small first floor side extension over rear section of the existing tandem garage, and a two storey rear extension. The extensions will provide an extension to the kitchen at ground floor level, and an additional bedroom and en-suite at first floor level. The proposal includes the addition of four windows to the rear elevation and a door to the ground floor south elevation. The extension will be finished in materials similar to the existing dwellinghouse.

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

Development Engineer

The Highway Authority has no adverse comment to this application. I would suggest the Planning Authority require 3 parking spaces. *See Parking Provision below*

Hampshire Bio-Diversity Information Centre
Adjacent SINC

Officer Comment:

This domestic extension is not considered to impact the SINC in a negative manner.

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
- (iii) Impact upon residential amenity
- (iiii) Parking provision

(i) Principle of development

7.2 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

7.3 The first floor extension to be sited over the rear of the existing tandem garage is the only element of the proposal that will be visible from the streetscene, although this will be set back from the streetscene by in excess of 12m and as such is not considered to have a significant impact visually on the character and appearance of the area. The materials to be used are to be closely matched to those used on the existing dwellinghouse.

7.4 The development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon neighbouring properties

7.5 The proposed first floor extension will be sited adjacent to No.16 Hurstville Drive. This property, which is located to the north of the application site, already benefits from a first floor extension over the garage, to which there are no windows in the southern elevation. The proposal the subject of this application is showing there are to be no windows to the north elevation of either the two storey or first floor extensions, and therefore the extensions will not cause unacceptable harm to the occupiers of No. 16 Hurstville Drive.

- 7.6 The property to the south of the application site, No. 12 Hurstville Drive, is located in excess of 10m from the proposed two storey element of this application. The proposal the subject of this application also shows that there are to be only a French door at ground floor level to the south elevation of the extensions, and the extensions would not cause unacceptable harm to the occupiers of No. 12 Hurstville Drive.
- 7.7 To the rear of the property is woodland.
- 7.8 It is therefore considered that the proposed extensions will accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Parking provision

- 7.9 The proposed extensions will increase the property from a three bed house to a four bed house, and therefore, subject to the Havant Borough Residential Parking and Cycle Provision (March 2010), a minimum of three parking spaces are to be available within the curtilage of the dwelling. This is currently met by the tandem garage and driveway. A condition will be attached to this permission stating that the garage is to be retained for the parking of vehicles.

8 Conclusion

- 8.1 It is considered that the proposal accords with the requirements of policies CS16 and DM13 of the Havant Borough Local Plan 2011, and therefore is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00360 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the garage is to be retained for the parking of vehicles and is not to be converted without the prior approval of the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan - received 08.04.16
Block plan - received 08.04.16
Existing and proposed floor plans and elevations - 066.2
Photographs - received 08.04.16
Reason: - To ensure provision of a satisfactory development.