
Site Address:	44 Fir Copse Road, Waterlooville, PO7 5HZ		
Proposal:	Single storey rear extension and raised patio to rear.		
Application No:	APP/16/00883	Expiry Date:	20/10/2016
Applicant:	Mr & Mrs Hill		
Agent:	Mr Cresdee	Case Officer:	Emma Chisnall
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Fir Copse Road is a semi-detached bungalow which is constructed of white rendered walls with a concrete tiled hipped roof. The dwelling is situated on sloped ground from south to north and west to east and to the front of No 44 the amenity space is a mixture of lawn and hard-surfacing which continues along the side, leading to a garage. The site has room to accommodate 3 cars however additional parking is being sought using the lawn to the front of the dwelling. The curtilage boundary to the front is low and open but the shared front boundary with No 46 is hedging approximately 1.6m high. To the rear the amenity space is long and narrow and is surrounded with a curtilage boundary of part timber fencing 1.8m high and part hedging. Mature trees are present along the rear curtilage boundary.

2 Planning History

None relevant

3 Proposal

Single storey rear extension and raised patio to rear.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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

7.2 (i) Principle of development

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

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

Along Fir Copse Road there are examples of similar developments positioned to the rear so therefore it is felt that the works proposed to No 44 would not look out of place nor detract significant character to the area.

The works will be positioned to the rear of No 44 and would therefore be hidden from the public realm and not viewable from the streetscene which will help maintain and protect existing character.

The design and appearance of the proposal 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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

7.4 (iii) Effect on neighbouring properties

No 44 is located on sloped ground meaning that any development to the rear has the potential to appear higher once the ground is levelled. The dwelling to the north of No 44 would be in a lower position to the proposed works but as the development would be set adequately away from the shared boundary and would be screened sufficiently by the garage between the dwellings it is felt that the impact caused to No 46 would be limited and acceptable.

The works proposed to No 44 would be set off the shared boundary with No 42 Fir Copse Road and would be single storey in height. Although the development will extend past the rear elevation of No 42 it is considered the proposed works would not cause an impact to light levels nor create shading to the neighbouring dwelling due to the position of the proposed works on the host dwelling.

Plans have been amended which reduce the height of the decking and privacy screen to ensure that the visual outlook from No 42 is improved and the impact caused as a result of the development is decreased to an acceptable level. Privacy should still be maintained between neighbouring dwellings due to the proposed flank wall of No 44 and this coupled with the privacy screening at 1.7m high is considered sufficient to create an acceptable balance of improving the outlook of No 42 Fir Copse Road whilst providing privacy to No 44. Therefore the development can be considered acceptable.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00883:-

1. Time limit - full - 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. Matching materials - 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 patio area hereby permitted shall not be brought into use unless and until the privacy screen shown on the approved drawings has been erected. The privacy screen shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the development has an acceptable impact on the residential amenities of the occupants of 42 Fir Copse having due regard to policy CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

4. Compliance with plans - The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed Elevations and Floor Plan: Drawing No 150816 3A1
Block Plan Ordnance Survey : 100019980

Reason: - To ensure provision of a satisfactory development.