
Site Address:	37 Florentine Way, Waterloooville, PO7 8JU		
Proposal:	Proposed first floor side and rear extensions and single storey rear extension.		
Application No:	APP/15/01329	Expiry Date:	19/02/2016
Applicant:	Mr and Mrs Paul Munday	Team:	Team 2
Agent:	Edward Caush Associates	Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey property attached to four purpose built flats situated at the end of a part of Florentine Way. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and open to the front with shrubs and an area of shingle. The rear garden is mainly laid to lawn with a patio area and shrubs, enclosed by 1.8 metre high fencing to the eastern and southern boundaries and a 1.6 metre high fence to the western boundary.
- 1.2 The adjoining purpose built flats are to the east, a two storey block of four purpose built flats are to the rear, an area of woodland with Lysander Way beyond is to the west and the side aspect of a two storey end of terraced property is opposite. The area is a modern estate of medium density with detached and semi-detached bungalows, two storey semi-detached and terraced properties and purpose built flats of similar age and individual and similar style and design.

2 Planning History

22267/10a - Permitted development rights withdrawn for this property.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side and rear extension and single storey rear extension. The first floor element of the proposal is 4.5 metres in depth and 1.3 metres in width to the western elevation, 4 metres in width with a new gable projecting 3 metres from the southern elevation, to an eaves height of 5.3 metres to the side and 4.3 metres to the rear with a maximum ridge height of 7 metres. The single storey rear extension is 4.1 metres in width, 3 metres in depth with a flat roof to a height of 3 metres. The rear extension would normally fall within the realms of permitted development, however the original planning permission was subject to a condition restricting development.

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

Arboriculturalist

No objection. An informative is recommended to ensure that the off site trees on the adjacent land are not compromised by incursion into the root protection areas. It would appear that the trees are at a sufficient distance so as not to be impacted on, however no arboricultural information has been submitted as part of the application.

County Ecologist

Following receipt of photographs of the site, I am content to state that the dwelling appears to be in generally sound condition and does not exhibit any obvious features likely to provide bat access. On that basis if you are minded to grant permission I suggest that an informative note be added to any permission reminding the applicant of their responsibilities to ensure that ecological impacts are avoided:

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Engineering/Drainage

No observations.

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 property is located at the end of a part of Florentine Way, adjacent to a wooded area to the side and a footpath to Lysander Way to the front which the proposal would be visible from . The first floor element of the extension is set back approximately 4.5 metres from the front elevation of the property and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The development would result in a modest increase to the volume of the property, and whilst it is to be built close to the western boundary it is set back from the building line with a lower ridge height and is subservient to the main dwelling as recommended in the HBC Borough Design Guide. The single storey part of the proposal requires planning permission due to the withdrawal of permitted development rights. It is therefore deemed the design and appearance of the proposal is appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 Regarding the first floor side/rear extension, there are no side windows and it is considered the two new windows in the rear elevation would not increase the level of any existing overlooking to the adjoining flats or the flats to the rear of the site which are in excess of 25 metres away. The single storey rear extension would be built close to the eastern boundary, although partially screened by the existing boundary treatment and the size would fall within the realms of permitted development. There are no properties to the west of the site.
- 7.5 It is therefore considered that the proposal is unlikely to appear overbearing and the impact on adjacent properties would be negligible, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01329 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, together with Eternit Cedral cladding.

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:

Drg No 15:2047:L(2-)021 A.12	Location plan
Drg No 15:2047:L(2-)022 A.13	Existing site plan
Drg No 15:2047:L(2-)023 A.14	Existing floor plans
Drg No 15:2047:L(2-)024 A.15	Existing elevations plan
Drg No 15:2047:L(2-)121 A.16	Proposed site plan
Drg No 15:2047:L(2-)122 A.17	Proposed floor plans
Drg No 15:2047:L(2-)123 A.18	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.