
Site Address:	6 Liddiards Way, Purbrook, Waterlooville, PO7 5QW		
Proposal:	Single storey rear extension and conversion of carport to habitable accommodation.		
Application No:	APP/15/01339	Expiry Date:	26/01/2016
Applicant:	Mr & Mrs Martin	Team:	Team 1
Agent:	SDA Planning Ltd	Case Officer:	Bee Crawford
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end of terraced property which has been previously extended. It has a brown tiled shallow pitched roof and elevations of red multibrick and red tile hanging to the front. The site is level and open to the front with a concrete drive and a grassed area. The rear garden is mainly laid to lawn with a patio area and garage which extends across the width of the garden at the back. There is a 1.8 metre high fence to the southern boundary and a 1.6 metre high wall, reducing to a 1 metre high fence and hedge to the northern boundary.
- 1.2 The adjoining two storey semi-detached property is to the south, a pair of two storey semi-detached properties are to the north and opposite and the rear garden of a property in The Boltons is to the west (rear). The area is of medium density of modern two storey terraced and semi-detached properties of similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and the infilling of the existing car port to provide habitable accommodation. The rear extension is 4 metres in depth, 9.2 metres in width with a mono-pitched roof to an eaves height of 2.5 metres and a total height of 3.5 metres, incorporating six rooflights. The plans also show new raised decking to the rear garden, although this falls within the realms of permitted development and does not require the benefit of planning permission.

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

Mr P Marshall, Development Engineer

No adverse comment.

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: 5

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 Only the infill element of the existing car port would be visible from the public realm, although in isolation, this part of the proposal would not require planning permission and it is therefore considered there would be minimal impact on the existing streetscene. The development is to replace and extend the existing single storey rear extension across the whole width of the property. The development, together with the existing first floor side extension would result in a generous increase to the original footprint of the property, however it is considered that this can be adequately accommodated within the extent of the site. The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The rear extension is to be built up to the property boundaries, the depth being 1 metre more than what could be constructed under permitted development. There are no windows in the southern side elevation and three windows to northern elevation; two high level windows in the car port conversion and one serving the proposed utility room. Due to the approximate 3 metre distance between the properties, the windows in the southern elevation of the property at 4 Liddiards Way are unlikely to be significantly affected by the extension.
- 7.5 Whilst the infilling of the car port would not require planning permission, the plans show an additional door in the front elevation of the property. Following the Officer's site visit it was confirmed the purpose of the door was to provide through access to the rear of the property. Nonetheless, a condition is recommended to ensure the additional living space is ancillary to the existing dwelling and not established as a separate unit of accommodation.
- 7.6 The extension is 20 metres from the rear boundary of the property, and it is judged the existing garage situated along this boundary would counteract any effect on the properties to the rear.
- 7.7 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, 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/15/01339 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 occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The development is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and 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:

Drg No. 180/01/01	Existing ground floor and roof plan
Drg No. 180/01/02	Existing elevations plan
Drg No. 180/01/03	Proposed ground floor and roof plan
Drg No. 180/01/04	Proposed elevations plan
Drg No. 180/01/05	Location plan and proposed layout plan

Reason: - To ensure provision of a satisfactory development.