
Site Address:	52 The Glade, Waterlooville, PO7 7PE		
Proposal:	Single storey rear and side extension, following demolition of the existing detached garage.		
Application No:	APP/15/01050	Expiry Date:	16/11/2015
Applicant:	Mrs Kneller	Team:	Team 2
Agent:	Mr Gosling	Case Officer:	Emma Chisnall
	PMG Building Design & Consultancy Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

52 The Glade consists of a two-storey, semi-detached property with dormer windows to the front and rear roof slopes. It has a small front garden and a detached garage to the side / rear of the property. The rear garden is enclosed by a 1.8m high fence and includes a number of mature trees towards the rear of the plot.

The site is situated on level ground and currently has a driveway and garage which can accommodate approx 3 cars. The main use of the area is residential and the immediate neighbours to No 52 are similar in size, style and design.

2 Planning History

APP/10/00161

Two storey rear extension and replacement attached garage. Permitted but time limit reached

APP/11/01887

Single storey rear extension and replacement attached garage. Permitted but time limit reached.

3 Proposal

Single storey rear and side extension, following demolition of the existing detached garage.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Comments:

No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the AMS & TPP report are strictly adhered to (inclusive of site monitoring / supervision works) the Oak tree (T1) will survive the development unscathed and to continue to grow on safely and healthily in the future. The proposed extension falls outside of the RPA for the other adjacent trees and such there is no direct risk to them if the protective fencing is installed prior to development on site. Therefore I have no objections to this scheme in arboricultural terms.

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: 33

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Impact upon trees

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal has been submitted to provide some additional space to No 52 The Glade along the East and North elevation of the dwelling.

(ii) Impact upon the character of the area

The proposal is considered to be in keeping with the area. The applicant has proposed using matching materials to the original dwelling and the extension will be set back away from the streetscene as well as the front elevation of the original dwelling. Along

Glade Road there is evidence of other development similar to the proposal at No 52 so therefore the extension should be in keeping with the immediate area.

(iii) Impact upon residential amenity

It is not considered that the proposal will impact negatively on any neighbours amenity space. To the East elevation there is adequate screening between No 52 and the immediate next door neighbour No 54 which is provided by a 2m high hedge as well as additional greenery and trees to help ensure privacy levels and screening is maintained. Although the extension will be situated closer to the boundary line and therefore some space will be lost it is not considered this will lead to a loss of amenity for both neighbours. The proposal does not include any windows or access doors on this elevation and from being single storey it should not lead to any loss of light, shadowing or loss of privacy.

To the rear of the dwelling there is substantial screening provided by high mature trees situated along the curtilage edge. There will also be a considerable distance between the proposed extension and the rear facing neighbour so as not to cause any loss of amenity.

The proposed extension to the rear of No 52 will extend the depth of the house however the neighbour at No 90 The Glade should not be impacted by this due to the adequate screening along the West elevation which is approx 3-4m high hedging.

A log burner flue is proposed, this is set off the boundaries with neighbouring properties.

(iii) Impact upon trees

Evidence has been provided outlining the measures that will be taken in order to ensure no harm shall come to the trees during development.

8 **Conclusion**

The property occupies a plot with generous space to the rear and adequate space to the east and front. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the amenities of the neighbouring dwellings or character of the area. The application can therefore be recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01050

(A) Subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the details set out in the Arboricultural Method Statement JCA Ref: 12561/AB and the Tree Protection Plan JCA Ref: 12561/AB.

Reason: To ensure the protection and retention of important trees in the interests of the character and visual amenities of the area having due regard to policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Proposed Substructure and Roof Structure Plan: Drawing No 003 rev C
Proposed Elevations, Ground Floor Plan and Section Through Garage Plan:
Drawing No 002 rev D
Site Location, Block Plan, Existing Elevations and Existing Ground Floor Plan:
Drawing No 001 rev C
Arboricultural Method Statement JCA Ref: 12561/AB
Tree Protection Plan JCA Ref: 12561/AB

Reason: - To ensure provision of a satisfactory development.