
Site Address:	133 Sutton Road, Waterlooville, PO8 8PT		
Proposal:	Single storey front and rear extensions and existing garage roof to be raised in height.		
Application No:	APP/16/00029	Expiry Date:	08/03/2016
Applicant:	Mr & Mrs Freer	Team:	Team 2
Agent:	Mr B Dunnaway	Case Officer:	Karen Wooden
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site consists of a two storey detached property of brick and tile construction with an attached garage to the south elevation. The property is located in a cul de sac at the northern end of Sutton Road.
- 1.2 The front garden has been block paved, with a small grassed area retained to the side.
- 1.3 Number 131 Sutton Road has a timber constructed car port which is attached to the garage of the application site.

2 Planning History

None relevant to this application

3 Proposal

The proposal comprises three parts including:

- 1. Addition of a front porch with a pitched roof extending 1.1m from the existing dwelling.
- 2. Alterations to the existing garage roof consisting of a sloping rise in the height from 2.8m at the rear to 3.4m at the front, with an addition of a tiled pitched canopy which will be attached to proposed porch.
- 3. Single storey rear extension measuring 4.5m from the rear of the existing garage, with the addition of a lantern roof light.

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

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: 5

Number of site notices: 1

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 streetscene
- (iii) Impact upon residential amenity

(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) Impact upon the streetscene

7.3 The dwelling is located at the end of a cul de sac. Although this part of Sutton Road comprises of mainly similar style properties, there are variations to off road parking with some benefiting from attached garages, some with detached garages accessed via a driveway to the side of the house and some with a driveway and car port. Other properties within the locality have added porches and other extensions. The rear extension will not be visible from the streetscene.

7.4 Considering the location of the property at the end of the road, and alterations that have been made to other properties within close proximity, the impact on the streetscene will be minimal and therefore will comply with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.5 The proposed single storey rear extension is to be built on the back of the existing garage, extending 6.3m, with 4.2m running along the boundary with the property to the south (131 Sutton Road) and 2.1m being stepped in 1m from the boundary line which

will include the insertion of a window. The materials to be used are to match existing. It is considered that the 1.8m boundary screening, along with the relocation of the rear door to the south elevation will minimise any detrimental affect on the occupiers of No. 131 Sutton Road and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 7.6 The original application showed a 1.1m extension to the front of the garage with a tiled roof, which would be flush with the proposed porch. On the site visit it became apparent that this would impact on the occupiers of No. 131 Sutton Road being able to open their car door once parked on their driveway. Although this is not planning consideration, it was agreed that the plans would be altered to show the 1.1m extension would be removed. An amended plan was received on 4 February 2016 showing the only alteration to the front of the garage is a tiled canopy roof protruding 1.1m with a height of 3.5m and an eaves height of 2.5m.
- 7.7 Due to the location of the property, the porch will not have a detrimental affect on residential amenity in terms of overshadowing and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011.
- 7.8 No representation letters have been received in relation to this application.

8 Conclusion

- 8.1 It is considered that the scale, size and design of the proposals will comply with policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework, and therefore permission should be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00029 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 carried out in accordance with the following approved plans:

Location plan - received 12.01.16

Amended site plan - received 04.02.16
Existing plan 01a - received 12.01.16
Amended proposed plan 02b - received 04.02.16

Reason: - To ensure provision of a satisfactory development.