
Site Address:	11 Lawnswood Close, Waterloooville, PO8 8RU		
Proposal:	Single storey front extension.		
Application No:	APP/16/00442	Expiry Date:	29/06/2016
Applicant:	Mr & Mrs Ware		
Agent:	Mr A Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Lawnswood Close is a small cul-de-sac located off the larger cul-de-sac of Firs Avenue in Waterloooville. The property occupies a corner position and is a two storey end of terrace house comprising of brick and timber cladding to the walls and concrete tiles to the roof.

The property currently benefits from a detached garage and additional parking for several cars.

2 Planning History

- 2.1 76/25613 - Conversion of garage to study/playroom, erection of new garage and replacement of existing fence with brick boundary wall. Permitted 25.03.76

3 Proposal

- 3.1 A single storey extension to the front elevation

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

Southern Water

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or

www.southernwater.co.uk

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works
- No new soakaways should be located within 5 metres of a public sewer

Furthermore, due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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) 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 size and design of the proposal are considered to be in context to the existing streetscene. The proposed pitched roof will match that of the existing dwellinghouse and the garage and front door of No. 10 Lawswood Close, ensuring the extension will be in-keeping. A similar extension has been completed on another property within the Close. It is considered that any impact on the streetscene will be negligible and therefore the proposal complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 The proposal will not result in overlooking or overshadowing to any of the neighbouring properties, therefore causing no unacceptable harm to residential amenity, and complying with the requirements of policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 Having regard to the above information it is considered that the extension to the principle elevation of the dwellinghouse would comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00442 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 04.05.16
Site layout plan - 4375/500
Proposed ground floor plan - 4375/2
Existing ground floor plan - 4375/1
Cross section and elevations - 4375/3

Reason: - To ensure provision of a satisfactory development.