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|-----------------|------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 15 Winscombe Avenue, Waterloooville, PO8 8DX                     |               |                |
| Proposal:       | Single storey rear extension and a second storey side extension. |               |                |
| Application No: | APP/16/00516                                                     | Expiry Date:  | 12/07/2016     |
| Applicant:      | Mr & Mrs Prince                                                  |               |                |
| Agent:          | Mr Gamblin                                                       | Case Officer: | Harriet Pitney |
|                 | R & G Design                                                     |               |                |
| Ward:           | Cowplain                                                         |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises a two storey semi detached dwelling with a concrete tiled pitched roof and elevations of brick construction, partially tile hung to the principal elevation. The site is relatively level with open vehicular access to the front driveway and single storey garage enabling the provision of off-road parking for 3 vehicles. The front driveway is hard surfaced with a brick wall defining the front boundary to the property. The rear garden is laid to lawn and enclosed by a timber fence approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design. To the north of the site is an area of amenity land.

## **2 Planning History**

None relevant

## **3 Proposal**

This application is for a single storey rear extension measuring 4 metres in depth and 2.5 metres in height and a second storey side extension above the existing single storey 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

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

Havant Borough Council Borough Design Guide, Supplementary Planning Document-  
December 2011

## **5 Statutory and Non Statutory Consultations**

FAO Estates Manager, Corporate Group

No adverse comments in relation to this application

FAO Mr P Marshall, Development Engineer

No adverse comments in relation to this application

## **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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

**Summary:** No objections received

## **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

The application site is situated within an urban area, therefore development is considered to be acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The proposed second storey side extension would be visible from the public realm. The proposal is seeking to infill the existing gap immediately above the existing single storey garage similar to that carried out by the neighbouring property at No. 13. On this basis, the property is not set to increase in terms of its width and it is considered that the proposed addition would enhance the visual appearance of the streetscene, particularly in context with the neighbouring property at No.13.

To the north of the site, immediately adjacent to the property boundary is an open

stretch of amenity land. Taking into account the other examples of second storey side extensions within the streetscene, it is considered that the scale and design of the proposal would remain inkeeping with the openness and character of the streetscene. The design and appearance of the proposal is deemed appropriate in context to the existing dwelling.

The proposal is not considered to result in any detrimental impact on the visual amenity of the surrounding locality and is therefore compliant with Policy CS16 of the Havant Borough Council Core Strategy.

The single storey rear extension would not be visible from the public realm and therefore will not result in any impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

The proposed second storey side extension is to the northern boundary of the property, adjacent to the property boundary and does not extend beyond the front or rear elevations of the existing property. The application site is located on the corner plot whereby the next adjacent property likely to be impacted is sited on the northern side of Padnell Avenue in excess of 13.5 metres from the property. There are no side windows in the extension and whilst it is noted that the development would result in an addition to the volume of the property, it is considered that the proposal would not result in any detrimental impact on neighbour amenity.

Regarding the single storey rear extension, given the scale and design of the proposal and the existing boundary treatment to the rear, it is considered that the development is well screened from the public realm and would not cause unacceptable harm to the amenity of the adjacent or surrounding neighbours through loss of light, privacy, outlook or overlooking.

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). It is noted no objections were received regarding the scheme.

## **8 Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00516 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 Compulsory 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:

Red line plan- received 11th May 2016

Block plan- received 17th May 2016

Photographs as submitted showing the existing elevations- received 11th May 2016

Existing and proposed plans (Drawing No. Prince 076.2)- received 17th May 2016

**Reason:** - To ensure provision of a satisfactory development.