
Site Address:	94 The Dale, Waterlooville, PO7 5DF		
Proposal:	Single storey rear and side extension after demolition of attached single garage.		
Application No:	APP/15/01320	Expiry Date:	21/01/2016
Applicant:	Mr & Mrs R Gridley	Team:	Team 1
Agent:	Mr B Harding	Case Officer:	Bee Crawford
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached dwelling and attached garage. It has a pitched and barn hipped roof and flat roof dormers to the side (east) and elevations of white painted render and tile hanging. The site is level, although there is a slight east west incline to the road. There is open vehicular access to the front which has a tarmac drive and shingle parking area, with dwarf walls to all boundaries. The rear garden is mainly laid to lawn with a patio area, a pond and shrubs, enclosed by 1.8 metre high fencing to the eastern and western boundaries and a 1.5 metre high fence and trees to the southern (rear) boundary.
- 1.2 A detached two storey property is to the east, a detached chalet style dwelling is to the west, a pair of semi-detached properties lie opposite and the rear garden of a property in The Brow is to the south (rear). The area is of medium density with a mixture of two storey detached, link detached and semi-detached properties and chalet style dwellings of individual and 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 side and rear extension incorporating a replacement garage and new cladding. The extension is a total of 8.6 metres in width to the rear (extending 2.7 metres beyond the side elevation of the property), 13 metres in depth (extending 4 metres beyond the rear elevation of the property) and 2.895 metres in width at the front of the property. It has a flat roof of 3 metres in height incorporating 1 roof lantern to the rear element with a total height of 3.5 metres. The side extension will be rendered to match the existing and the rear extension and existing rear gable end will be clad in concrete weatherboard cladding.

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.

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: 8

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 Part of the proposed extension would be visible from the public realm, although it is to replace the existing garage, does not project beyond the front of the dwellinghouse and it is therefore considered there would be minimal impact on the existing streetscene. The development would result in a modest increase to the original footprint of the property and it is noted that the infill element of the proposal between the side and rear extensions has triggered the need for planning permission. 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 There are no side windows in the greater part of the extension which would be situated adjacent to the south western boundary, flanking the neighbouring garage for 5.5 metres. From this point, the property at 92 steps in by 2.6 metres from the boundary. There is one side window in the north eastern elevation which is approximately 2.8 metres from the boundary, although the depth of the extension by this boundary is no greater than what could be constructed within the realms of permitted development. The rear elevation is 11 metres from the south eastern boundary, adjacent to the side aspect of the rear garden of 106 The Brow.
- 7.5 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 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/15/01320 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 to those of the existing building so far as practicable, together with white concrete weatherboard cladding.
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:

Drg No 1 rev A Existing elevations, floor and roof plan

Drg No 2 rev A
Drg No 3

Proposed elevations, floor and roof plan
Location, block and proposed section plan

Reason: - To ensure provision of a satisfactory development.