
Site Address:	72 Ferndale, Waterloo, PO7 7PB		
Proposal:	Proposed single storey front and rear extensions and use of existing garage as study.		
Application No:	APP/15/01199	Expiry Date:	25/03/2016
Applicant:	Mr & Mrs Stone	Team:	Team 2
Agent:	Mr M Holman	Case Officer:	Bee Crawford
	Holman Reading Partnership		
	llp		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property with an attached flat roofed garage and canopy. It has a brown tiled pitched and hipped roof and elevations of red multibrick, stone cladding and tile hanging to the front. The site is level with open vehicular access to the front, a tarmac parking area and mature shrubs, with open boundaries to the north and south. The rear garden has a depth in excess of 35 metres and is mainly laid to lawn with a patio area, greenhouse, shed and mature trees and shrubs. There is a 0.5 metre high wire fence to the southern boundary, a 1.8 metre high fence to the northern boundary and a fence and mature trees to the eastern (rear) boundary .
- 1.2 Detached two storey properties are to the north and south, a detached chalet style dwelling is opposite and the rear gardens of properties in Lysander Way are to the east, beyond a culvert. The immediate area is of medium density with a mixture of detached two storey and chalet style properties of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for a single storey front extension, single storey side extension and single storey rear extension, including the conversion of the existing garage to habitable accommodation. The front extension is to infill part of the current canopy to 4.5 metres in width, 1 metre in depth to the south and 1.345 metres in depth to the north to under the existing 2.4 metre high flat roof. The side extension to the rear of the garage and the side of the kitchen is 3.315 metres in depth, 2.5 metres in width with a 2.8 metre high flat roof. The rear extension is 6.2 metres in depth, 6.57 metres in width with a 3.1 metre high flat roof and roof lantern to a height of 3.9 metres. The proposal also includes the conversion of the existing garage, although this does not require planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No response received.

Development Engineer - Highways

No adverse comments.

Arboriculturalist

The Arb report and plan submitted for this application appear adequate to protect the on site tree.

If permission is granted then the AIA tree protection plan must be made a condition.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of support was received from one address.

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 infill part of the existing canopy and does not project beyond the front of the dwellinghouse. 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 considered that this can be comfortably accommodated within the extent of the site. 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 Whilst the rear extension is to be built close to the northern boundary, the increase in depth is 2 metres more than the existing rear addition, there are no side windows and the southern elevation of the neighbouring property is approximately 2.8 metres away. There are french doors and windows in the southern elevation of the rear extension, however this elevation is 7 metres from the southern boundary and will be partially screened by the existing outbuilding.
- 7.5 In order to facilitate the construction of the side extension, the depth of the existing rear outbuilding on the southern boundary is to be reduced by 1.6 metres and the new side extension is 1.2 metres from the boundary with a door and small window in the southern elevation. The property is set back approximately 12 metres from the highway and 35 metres from the rear boundary, and it is considered the new windows to the front and rear elevations of the scheme would not have any adverse effect on the properties opposite or to the rear.
- 7.6 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 one letter of support and no objections were received regarding the scheme.

8 Conclusion

- 8.1 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01199 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 must be undertaken in accordance with submitted drawing number 0360-16-NJT to include heras type fencing to protect the oak tree in line with BS 5837:2012.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No 8483-01 Location plan, block plan, existing and proposed floor and elevations plan
Arboricultural Impact Assessment and Tree Method Statement dated 28/01/16
Drg No 0360-16-NJT Tree Survey Plan

Reason: - To ensure provision of a satisfactory development.