
Site Address:	14 Highfield Close, Waterloooville, PO7 7PZ		
Proposal:	Single storey front extension to garage.		
Application No:	APP/16/00348	Expiry Date:	30/05/2016
Applicant:	Mr & Mrs Huckstepp		
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Highfield Close is a small residential cul-de-sac comprising of properties of a similar design and style. 14 Highfield Close is a link attached two storey dwelling constructed of multi brick to the walls and brown concrete tiles to the roof, and is located near the end of a cul-de-sac.
- 1.2 Currently the property benefits from a linked garage and driveway with a small lawned area.

2 Planning History

06/71970/000 - Alterations to roof to provide living accommodation to include rear dormer window., PERM,07/02/2007
09/71970/001 - Two storey and single storey rear extension., PERM,27/08/2009

3 Proposal

- 3.1 1.1m single storey extension to front of existing garage to bring it in line with the front elevation of the dwellinghouse, and the addition of a pitched roof.

4 Policy Considerations

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

- 5.1 Not required for 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: 6

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 proposed small increase of the existing garage by approx 1.1m to bring it level with the front elevation of the existing dwellinghouse will retain a distance of 8.5m between the front the extended garage and the public highway. A similar example to this scheme can be found currently within Highfield Close. The proposed materials will match those of the existing dwelling, reducing any visual impact. It is therefore considered that the impact on the streetscene will be negligible and compliant with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 No objections have been received in relation to this application. This small garage extension will have no windows on the east elevation avoiding overlooking, and will not cause any overshadowing, and therefore will not be detrimental to the neighbouring property, and complies with 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 garage 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/16/00348

(A)

(B) for the following reasons/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 04.04.16

Site layout plan - 4460/500

Existing ground floor plan - 4460/1

Proposed ground floor plan - 4460/2

Existing & proposed elevations - 4460/3

Reason: - To ensure provision of a satisfactory development.