
Site Address:	98 Magpie Walk, Waterloooville, PO8 9XA		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00466	Expiry Date:	01/07/2016
Applicant:	Mr Harvey		
Agent:	Mr Power	Case Officer:	Emma Chisnall
	Thorns Young Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

98 Magpie Walk is an end of terrace dwelling constructed of a mixture of brick and tile hanging for the walls with a concrete tiled roof. The dwelling has been extended in the past and has a flat roof single storey rear extension. The dwelling is on level ground and has a moderate amenity space to the rear which is hard-surfaced and stepped down. The boundary is surrounded with 1.8m fencing. To the front of the dwelling the ground has been hard-surfaced and there is a low brick boundary around the curtilage of No 98. There is a garage located in front of the dwelling providing parking for one car with additional parking located along Magpie Walk road.

2 Planning History

None

3 Proposal

Single storey rear extension. This will be an extension to the existing extension at the rear of No 98.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage Comment:
No comment made.

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: 2

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

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

Although the proposed extension is located to the rear of No 98, the dwelling is located on a corner and at the end of Magpie Walk so the proposed works would be partially viewable from the streetscene of Eagle Avenue. No 98 have an existing extension at the back and the proposal includes increasing the depth and width of the extension but setting it off the north boundary which it shares with Eagle Avenue so it is considered the viewpoint from the streetscene would not be altered so as to cause significant additional harm.

The proposed extension will follow the same roofline as existing and the same materials will be used which will help the extension look in keeping to No 98 and not detract significantly from the character of the area.

(iii) Impact upon residential amenity

It is considered that No 98 has adequate amenity space available to accommodate the proposed extension. The proposed windows are positioned on the north and west elevation so should not cause significant over-looking to neighbouring dwellings.

The existing extension at No 98 is attached to a smaller extension at No 97 (the neighbouring dwelling) which extends to the same depth. Due to this existing development it is considered the additional size proposed would not significantly impact the outlook of No 97 and the development should not appear bulky or obtrusive. It is considered that due to the size and the minimal increase in depth that light levels to No 97 should also remain mostly unaffected.

The shared elevation would not include the installation of any windows or doors meaning the privacy of No 97 would be protected and there should not be any over-looking caused. Therefore the development can be considered acceptable.

8 Conclusion

No 98 has adequate amenity space for the proposed extension and the space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00466 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:
Ordnance Survey Licence Reference: O1993283
Location and Site Plan Licence Reference: O1993282
Proposed and Existing Floor and Elevation Plans: Drawing No 9064.16
Reason: - To ensure provision of a satisfactory development.