
Site Address:	3 Chaucer Close, Waterlooville, PO7 6AQ		
Proposal:	Rear extension to garage and alteration from flat roof to pitched roof.		
Application No:	APP/15/00491	Expiry Date:	10/07/2015
Applicant:	Mr Skelton	Team:	Team 2
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This section of Chaucer Close (western end) is largely characterised by semi and link detached, two storey dwellings. This road has a very spacious feeling with all dwellings being set back from the road allowing for off street parking.

There is a row of mature tree planting to the rear of No.3, and beyond that sits Hart Plain Junior School.

All boundary fences of the rear garden are standard 1.8 metre close board fencing.

2 Planning History

None

3 Proposal

This application seeks permission for the erection of a rear addition to the existing garage, and modifications to its roof to create a pitched roof.

4 Policy Considerations

National Planning Policy Framework

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

None relevant

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

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

The rear addition to the garage will not be visible from the public domain, however the incorporation of the pitched roof will be partially visible, but only from a limited perspective. Even when visible, the distances involved exceed 20 metres, resulting in it being considered to cause no adverse impact upon the general character of the area.

(iii) Impact upon residential amenity

The position of the garage (along the eastern boundary) is such that it is considered this development will cause no significant impact upon the neighbour to the west.

The neighbour to the east will have direct views of the new roof, which will be higher than existing. However, it is considered to cause minimal harm given that the roof will immediately slope away from the shared boundary. The addition of the rear element will add approximately 25% extra internal floor space, however it is tucked away at the extreme rear of the garden, which is quite shady as a result of the on site mature trees.

In addition to the above, there has been no objection to this proposal.

8 Conclusion

It is considered that the rear addition is modest in scale, and the incorporation of the pitched roof will result in a higher quality structure than what exists currently. Therefore it is recommended that permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to

GRANT PERMISSION for application APP/15/00491 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan
Proposed Side Elevations, received by the Council 15 May 2015
Existing/Proposed fwd/rear elevations, received by the Council 15 May 2015
Plan views, received by the Council 15 May 2015

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building/dwellinghouse.
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 2012.