
Site Address:	1 Sutton Close, Cowplain, Waterloo, PO8 8QQ		
Proposal:	Single storey front/side extension.		
Application No:	APP/16/00346	Expiry Date:	01/06/2016
Applicant:	Mr J Wood		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and detached garage situated on the corner of Sutton Close and Sutton Road. It has a beige tiled pitched roof and elevations of beige multibrick and white cladding to the gable. The site is level and open to the front and side (south and west) with areas of block paving. The rear garden is mainly paved with shrubs and is enclosed with a 1.6 metre high wall and 2 metre high fencing. The garage and driveway are beyond with vehicular access to Sutton Close.
- 1.2 Two storey semi-detached houses are to the north and west of the site, a semi-detached bungalow is opposite and a detached bungalow lies to the rear. The area is of medium density with a mixture of two storey semi-detached houses and bungalows and detached bungalows of different and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Single storey front/side extension.

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

FAO Mr P Marshall, Development Engineer

No adverse comments.

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: 7

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 and impact on the streetscene
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

- (ii) Appropriateness of design and impact on the streetscene

- 7.3 The existing property currently provides modest accommodation and the proposal would utilise an area of the site which is currently unused. The proposed development would be visible from the public realm and would result in a reasonable increase to the footprint of the property, extending the front (southern) elevation by a depth 4 metres and a length of approximately 9.3 metres. The scheme would not project beyond the western elevation of the property which fronts Sutton Road, and it has a hipped and pitched roof which would integrate well with the existing property, resulting in a cohesive form of development. The number of bedrooms will increase from two to three, thus there would be no requirement for any additional parking provision. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- (iii) Effect on neighbouring properties

- 7.4 Whilst there are windows in all elevations of the proposal, there are existing windows in the sides of the property which are being extended and it is therefore considered there would be no additional degree of overlooking. The proposal would be approximately 10 metres from the front boundary of the property to the south, 18

metres from the front boundaries of the properties to the west, beyond a grassed area and the side aspect of the property to the east is situated to the rear of the garden of the application site some 15 metres away. It is judged any impact on the property to the north would be nominal. Consequently, it is deemed the scale of the development would be suitable and is unlikely to appear overbearing to the neighbouring properties.

- 7.5 It is therefore considered that the proposal would have negligible impact on the properties immediately adjacent to, opposite and to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00346 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
Proposed block plan
Drg No. WOOD 01A Existing and proposed floor, elevations and roof plan

Reason: - To ensure provision of a satisfactory development.