
Site Address:	19 Bridefield Crescent, Waterloooville, PO8 8QY		
Proposal:	Proposed first floor rear extension and cladding.		
Application No:	APP/16/00268	Expiry Date:	11/05/2016
Applicant:	Mr Scott Philips		
Agent:	Mr Paul Davey	Case Officer:	Rachael McMurray
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul de sac and comprises a two-storey dwelling of brick and tile construction. There is a car port and garage attached to the side of the dwelling. At the rear of the dwelling there is a conservatory and a single storey rear extension with a balcony at first floor level. The rear garden is enclosed by a 1.8m high fence.

2 Planning History

APP/10/00913 - Crown reduce by 20% and crown thin by 30% 1No. Oak tree subject to TPO 0903., PERM,01/02/2011

3 Proposal

Proposed first floor extension over the existing single storey rear extension to replace existing balcony. The extension would have a pitched roof and include rooflights to the side elevations at high level.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 5

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 the design
- (iii) Impact on the neighbouring properties

(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) Appropriateness of the design _

The extension would feature a pitched roof and would be subservient in scale and massing to the main dwelling. It is not considered to result in harm to the character of the main dwelling. It would be finished with a weather board cladding which would also extend around the conservatory.

(iii) Impact on the neighbouring properties _

As the extension is set off the shared boundary with No. 17, the extension would be well within the 45 degree line of sight so is not considered to have an adverse impact on this neighbour.

No. 19a is set further back than No. 19 and therefore the proposed extension would not impede past the rear building line of No. 19a. This minimises the visual impact of the proposed structure. Overall it is considered that this neighbour would not suffer an adverse impact.

8 Conclusion

The extension 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/16/00268 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 Unless specified on the application form, 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:
Site Plan - DN: BLJT-00221612
Block Plan - DN: BLJT - 00221611
Proposed plans and elevations - DN: PD/241/01/A
Reason: - To ensure provision of a satisfactory development.