
Site Address:	7 Cavendish Close, Waterlooville, PO7 7PP		
Proposal:	Single storey front and rear extensions.		
Application No:	APP/16/00284	Expiry Date:	11/05/2016
Applicant:	Mr & Mrs I Whitwham		
Agent:	Mr S Male	Case Officer:	Emma Chisnall
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Cavendish Close is a large detached dwelling situated on level ground and is constructed of red brick walls with a concrete tiled roof. The dwelling has a moderate amenity space to the front which is part hard-surfaced for the provision of parking two cars and part lawn. There is also an existing garage within the house which would provide additional parking for one car (this would be lost as a result of the proposals). There is no boundary to the front of the dwelling which makes No 7 easily viewable from the streetscene. The amenity space to the rear of the dwelling is adequate in size and is part hard-surfaced and part lawn with a boundary along the rear and sides which is made up of 1.8m fencing.

2 Planning History

None

3 Proposal

Single storey front and rear extensions. The proposal involves the removal of the garage which is currently on site and the conversion of this into a bedroom.

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

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: 4

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 character of the area
- (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. Due to the position and size of the proposed works to No 7 it is considered that the impact caused from the works would be minimal and that the development can be considered acceptable.

- (ii) Impact upon the character of the area

No 7 Cavendish Close is located on a bend in the road and as such is considered to be prominent in the streetscene which is strengthened further by the open frontage. However the dwelling itself (because of its location) is partially screened by the neighbouring dwelling No 6 as it is set in a forward position of No 7. This position of the dwelling at No.6 contributes to a reduction of the dominance of the proposed works to No 7 and it is considered that on balance this should be sufficient reduce any harm caused to the character of the area.

Development of this kind is not un-common along Cavendish Close and it is noted that nearby dwellings have constructed similar types of extension. Therefore the development and design of No 7 should not look out of place nor detract from the character of the area or set a new precedent as similar development has already taken place.

By proposing to use matching materials to the front and rear proposed extension it is considered that this would help the works look in keeping to that of the existing dwelling and not detract further character from the existing dwelling's appearance or design.

The proposed rear extension would not be viewable from the public domain and from being located at the rear of the dwelling should not cause a significant negative impact

to the character of the area as a result.

(iii) Impact upon residential amenity

The rear single storey extension is considered small in size and should not contribute to a significant impact or loss of amenity space to either neighbour as it is proposed to be set away from the boundary, it will not extend past the existing rear elevation and with the screening in place this should help reduce its bulk and help the works appear subservient to the original dwelling. A new window is proposed on the rear elevation which should not lead to over-looking due to its position on the proposed works and it looking directly out to the east. .

The proposed front extension wraps around the side of the dwelling and reduces the gap between No 7 and its neighbour at No 6. Both elements of the proposed works are single storey and as the proposed works will remain being set away from the boundary and have adequate screening in place it is considered this should help reduce the mass and bulk of the extension so that it does not appear obtrusive to the neighbouring dwellings.

A window is proposed along the side of No 7 for the proposed bedroom at single storey level. Following a site visit it was considered this window should not lead to a significant loss of amenity to No 6 due to the position of the window on the extension and that it should look onto the walled side elevation of No 6 and not directly into one of their own windows, preventing over-looking.

It is considered that the impact caused to No 5 Cavendish Close should be minimal as the proposed works to No 7 will be positioned away from the dwelling and partially hidden due to the position of No 5 being set further back in its plot than No 7.

8 Conclusion

No 7 Cavendish close has adequate amenity space for the proposed front, side and rear extension. The space available should ensure that there is only a minimal loss of 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/16/00284 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:

Existing Elevations, Ground Floor and Location Plan: Drawing No 15/20/1

Proposed Elevations, Ground Floor and Site Plan: Drawing No 15/20/2B

Reason: - To ensure provision of a satisfactory development.