
Site Address:	58 Park Avenue, Waterloooville, PO7 5DW		
Proposal:	Single storey side and rear extension & front porch.		
Application No:	APP/16/00285	Expiry Date:	13/05/2016
Applicant:	Mr Bebington		
Agent:	Ian Marshall	Case Officer:	Bee Crawford
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with an attached car port. It has a grey tiled pitched roof and elevations of red multibrick, tile hanging and cream render. The site is at a higher level than the road with an incline to the front which is block paved with open vehicular access, a fence to the eastern boundary and a wall to the western and part of the northern (front) boundary. The rear gardens has a depth in excess of 30 metres and is mainly laid to lawn with mature shrubs and a shed enclosed by 1.8 metre high fencing to all boundaries.
- 1.2 The adjoining two storey semi-detached property is to the east, a detached bungalow is to the west, a pair of semi-detached bungalows are opposite and the garden of a property in the Dale is to the rear. The area is of medium density with a mixture of semi-detached and detached bungalows and two storey properties of similar and individual age, style and design.

2 Planning History

APP/16/00232 - This application was for a prior notification for a larger home extension (single storey rear and side extensions), however it did not fall within the criteria, hence the current application.

3 Proposal

Single storey side and rear extension and front porch. It should be noted at the time of the Officer's site visit construction was in progress.

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.

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 design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The side and rear extension would be beyond the gated car port to the west of the property, therefore only the porch element of the proposal would be visible from the public realm, being approximately 8 metres from the front boundary albeit at a higher level than the road. The development would result in a modest increase to the original footprint of the property, with the size of the side and rear extension being slightly over what could be built within the realms of permitted development. The design and appearance of the extension and porch is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The extension would be situated close to the western boundary and adjacent to the eastern boundary, however there are no windows in either side elevations and the maximum depth of the extension which is on the western side, is 1.5 metres over the limit for permitted development. There is good screening to both boundaries and the extension extends around 0.8 metres beyond the rear addition of the adjoining property at number 60. The distance between the extension and the western boundary is 1.15 metres and the eastern elevation of the property at number 56 is 3 metres beyond this boundary. Whilst there are bi-fold doors in the southern elevation of the extension, the properties to the rear are a sufficient distance away for any impact to be minimal.

- 7.5 It is considered the porch would update the facade of the property and although there are windows in both elevations of the porch, it would be situated around 3 metres from both the eastern and western property boundaries and it is deemed there would be no adverse impact on the adjoining properties or the properties opposite.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site, to the rear, or opposite meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding 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/16/00285 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Proposed block plan
Drg No 1 Rev C Proposed ground floor plan
Drg No 2 Rev C Proposed elevations plan
Drg No 3 Rev C Existing elevations and proposed porch floor plan
Reason: - To ensure provision of a satisfactory development.