
Site Address:	26 Bursledon Place, Waterlooville, PO7 5NL		
Proposal:	Two storey side extension.		
Application No:	APP/15/00367	Expiry Date:	28/05/2015
Applicant:	Mr Smith	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick construction, with tile hanging at first floor on the front elevation and pitched concrete tile roof. There is hardstanding to the front of the dwelling for several vehicles to park on-site and access on to Bursledon Place. To the side of the dwelling is a flat roofed brick built outbuilding.

The dwelling occupies a corner plot with the highway of Bursledon Place to the north and west of the dwelling.

The area is residential in nature and incorporates two and single storey dwellings; including terraced, semi-detached and detached dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a two storey side extension measuring 3.5m in width, 7.1m in depth (that of the existing dwelling) and 6.8m to ridge height (0.5m below the ridge height of the existing dwelling). The extension would be set 2.5m in from the side boundary.

The plans show three parking spaces retained at the front of the site.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection subject to the retention of three on-site parking spaces.

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: 8

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 on the character and appearance of the area
- (iii) Impact on neighbour amenity

(i) Principle of development

The site is within the urban area of Waterlooville, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

(ii) Impact on the character and appearance of the area

The proposed two storey side extension has been reduced in width and height from that originally submitted as part of the application. The revised extension is considered to represent a more subservient form of two storey addition and the application has been determined in accordance with the amended plans received on 18th May 2015.

The amended drawings show a subservient two storey addition to the side of 26 Bursledon Place, set back from the side boundary by 2.5m. It is considered that the amended extension now represents a form of development in keeping with the general pattern and form of development within the immediate area as well as being subordinate to the host dwelling. Further the reduced width ensures that sufficient space is retained to the side of the dwelling, a distinct and important characteristic as you enter Bursledon Place, especially when viewed with the dwelling immediately opposite (to the west).

The proposed two storey extension is now considered to preserve the open and spacious characteristics of the site and that of Bursledon Place and would be a sympathetic addition to the host dwelling.

The development would therefore accord with the relevant principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iii) Impact on neighbour amenity

The two storey side addition would be positioned some 16.5m from 31 Bursledon Place (two storey semi to the west - flank to flank), 26m from 11 Bursledon Place (bungalow to the south - front to front) and 12m from 27 Bursledon Place (two storey semi - rear to flank).

Having regard to the built relationship between the extension and existing dwellings, separation distances between the proposal and neighbouring dwellings and the fact that the first floor rear window would serve a bathroom it is not considered that the development would allow for unacceptable levels of overlooking, loss of privacy, overbearing effect, loss of light or overshadowing.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00367

(A)

(B) 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 external materials to be used shall match in type, colour and texture those on the existing building.
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.
- 3 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location Plan 1:1250 date stamped 02 April 2015

Drawing No. 4181/500 - Rev.A (amended drawing received 18 May 2015)

Drawing No. 4181/4 - Rev.C (amended drawing received 18 May 2015)

Drawing No. 4181/5 - Rev.C (amended drawing received 18 May 2015)

Drawing No. 4181/6 - Rev.D (amended drawing received 18 May 2015)

Reason: - To ensure provision of a satisfactory development.