
Site Address:	5 Hathaway Gardens, Waterloooville, PO7 8LU		
Proposal:	Demolition of existing lean-to and erection of single storey rear extension.		
Application No:	APP/15/01153	Expiry Date:	22/12/2015
Applicant:	Mrs Jacobs	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Hathaway Gardens is a semi-detached end of terraced flat situated on the ground floor with flat 6 on the first floor. The property itself has red brick walls and a concrete tiled roof and is situated on level ground. The amenity space to the rear of the property is moderate and at the moment is used for the storing of materials. The extension would project from No 5 and use the majority of the available amenity space for the proposal. The boundary along the curtilage of No 5 is screened by fencing at 2m high and the parking available would be either on the road or the parking bay behind the property which is un-allocated.

2 Planning History

GEN/15/00997 Proposed single storey extension to studio flat to form 1 bedroom accommodation

3 Proposal

Demolition of existing lean-to and erection of single storey rear extension. The extension to the rear of the property will measure the full width of No 5 Hathaway Gardens at 6m and will extend from the property by 3m. This will leave approx 3m of amenity space available to the rear of No 5.

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 Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage Comment:

No adverse comment in regards to this application

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: 6

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. The extension would provide additional space to the residents of No 5 but would impact the amount of amenity space available to the rear of the property.

(ii) Impact upon the character of the area

5 Hathaway Gardens is part of a terraced block and is positioned at the south end. The rest of the terraced block is similar in size and design but the properties are positioned differently within the plots to one another. The extension would be built to the rear of No 5 and would therefore not be visible from the streetscene. It is considered that due to its position and design the proposed extension would not detract anything visually from the building as a whole and is therefore considered acceptable.

The materials proposed to be used would be matching to the original dwelling and therefore would be in keeping with the design.

(iii) Impact upon residential amenity

It is considered that due to the size and position of the extension that residential amenity will not be impacted to an unacceptable detrimental extent as a result of the proposal. There is little evidence of similar proposals within Hathaway Gardens and therefore to grant approval for the proposal would set a precedent to other properties

however, in balance, there is no significant harm caused by the proposal to warrant a refusal. The extension will be well screened from other neighbours due to the 2m fencing and as it will leave distance between itself and the boundary edge the extension should not cause any over-looking or impact privacy levels to any neighbour.

8 Conclusion

The curtilage can accommodate the rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of adopted Core Strategy policy CS16 and can therefore be recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01153 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:
Ground Floor Plan: Drawing No 1
Ordnance Survey Plan: Drawing No SU 6909
Location Plan: Drawing No 2
Existing and Proposed Elevations Plan: Drawing No 4364/1
Reason: - To ensure provision of a satisfactory development.