
Site Address:	4 Burnside, Waterloooville, PO7 7QQ		
Proposal:	Two storey side extension.		
Application No:	APP/15/00680	Expiry Date:	14/08/2015
Applicant:	Mr & Mrs Munt	Team:	Team 2
Agent:		Case Officer:	Stephen Andrews
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick and render construction 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 Burnside. To the side of the dwelling is a linked garage/workshop, which extends into the rear garden and a conservatory to the rear.

The area is residential in nature and incorporates two storey dwellings predominantly of similar architectural style.

To the west/south-west of the site is the Highfield Parade of shops, with accommodation above. The access to the service and parking area for the shops runs along the side boundary of the application site.

2 Planning History

07/72142/000 - Replace existing conservatory at the rear of the property. Approved - 03/05/2007

3 Proposal

Planning permission is sought for a two storey side extension 4.5m in width, 8m in depth and 7.8m in height.

The depth, eaves height and ridge height would match that of the host dwelling.

The proposed extension would replace part of the front of the attached single storey garage/workshop. However the element that extends beyond the rear boundary would be retained as existing.

The lean-to roof to the front of the dwelling would be extended across the width of the new extension.

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

Development Engineer - Highways - No objection. A condition should be attached requiring the retention of three on-site parking spaces to the front.

Officer comment:: The planning permission would have to accord with the plans submitted, it is therefore considered un-necessary to include a separate condition for parking retention.

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

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 on the character and appearance of the area
- (iii) Effect on the neighbouring properties

(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 development, as proposed, has been designed to reflect the scale and built form of the host dwelling. It was observed that the same approach had been adopted on several other similar style two storey dwellings along Burnside. Although the host dwelling has more space to the side than these other examples due to the access road for the Highfield Parade of shops.

The current proposal would see the gable end of the dwelling extended towards the access road to the side and would be set hard up to the side boundary. Although this will increase the presence of the dwelling the set back of 7.5m from the streetscene of Burnside and the space created by the access road ensures that the extension would not be overly dominant or visually intrusive in this instance.

It would be normal practice to seek a subservient form of extension to the side of a dwelling, particularly that of a two storey property. However, as mentioned above this approach has not been adopted in many similar schemes within the Burnside streetscene. In this instance, having regard to the built form along Burnside, which includes similar style semi-detached dwellings and a two storey parade of shops with accommodation above, it is considered that the extension as proposed would be acceptable in this instance. The extension would retain the prevailing built character and form of the area whereas a subservient extension would be more likely to stand out and detract from the general uniformity prevalent along Burnside. In this instance it is considered that the premise of each application must be assessed on its own merits stands and that it would not be appropriate to impose a reduced addition.

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

(iii) Effect on the neighbouring properties

The two storey side addition would be positioned some 7m from the parade of shops to the west (flank to flank relationship), 27m from the dwellings opposite (front to front relationship) and 36m from the dwellings to the rear. No windows are shown at first floor level in the flank elevation of the extension. There are additional front and rear rooflights proposed.

Having regard to the built relationship between the extension and existing dwellings, separation distances between the proposal and neighbouring dwellings and boundary screening to the rear 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/15/00680

(A) 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:

Drawing No. JJ100.03.01 Rev.A

Reason: - To ensure provision of a satisfactory development.