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|-----------------|-----------------------------------------------------|---------------|---------------|
| Site Address:   | 213 London Road, Waterlooville, PO8 8DA             |               |               |
| Proposal:       | Ground floor rear extension and replacement garage. |               |               |
| Application No: | APP/15/01119                                        | Expiry Date:  | 02/12/2015    |
| Applicant:      | Mr R Perkins                                        | Team:         | Team 2        |
| Agent:          | Mr M Wilkes                                         | Case Officer: | Emma Chisnall |
|                 | M2 Architecture                                     |               |               |
| Ward:           | Waterloo                                            |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

213 London Road is situated in a residential area and is a two storey semi-detached property with brick walls on the ground floor and pebble dash on the first floor. The property is set back from the front curtilage edge and there is adequate space for the parking of two/three cars to the front of the property where there is also a small area of green open space.

The property is on level ground with a graveled front and a north/west facing grass garden to the rear. The rear garden is long and spacious and there is a lot of amenity space available. The boundary is fenced at approx 1.8m high and has substantial screening to the rear curtilage edge due to additional greenery and some mature trees, however the side boundaries are slightly open.

There is evidence along London Road of similar development and the majority of the neighbouring houses are of similar style, size and design.

## **2 Planning History**

None

## **3 Proposal**

Ground floor rear extension and replacement garage

## **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**

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) 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 applicant is applying for permission to extend the rear of the property out by 3m X 6.78m so that a kitchen and dining room can be installed on the ground floor. The garage has been proposed to be demolished and rebuilt attached to the house with the size 7.84m X 2.4m. The garage will still be used as a garage.

### **(ii) Impact upon the character of the area**

The only part of the proposal to be seen from the streetscene or impact the character of the area is the garage. This is already in place and is being moved forward so that it connects to the house, therefore it is considered that this will not create much change to current streetscene. There is evidence of other garages like this along London Road and therefore it is not considered that this will look out of place.

The applicant is proposing to use all matching materials which will be in keeping to the original house and will ensure that the impact is as minimal as possible.

The rear extension would be seen from the back and it is not considered that it would impact the character of the area. The adjoining neighbour has built a similar extension and therefore it is considered that the proposal for number 213 will be in keeping with the area and will improve the overall appearance of the development as a whole.

(iii) Impact upon residential amenity

As the proposal is single storey and is small in design it is unlikely that the rear extension would cause any negative impact to the neighbouring properties. The connecting neighbour at No 215 has completed a similar extension to the rear of the property and therefore should No 213 be granted planning permission it will make the semi-detached pair look in keeping with one another.

Although the garage will take up a large area of the amenity space it is not additional space they will lose as they currently have a garage here. There are no windows within the plans that will be installed in this extension so therefore the result of the new extension should not cause any over-looking or loss of privacy to either neighbours.

Due to the size of the garden space and the position and design of the development it is not considered that any negative impact would be caused to the immediate neighbours from this proposal. This is so long as a condition is applied to retain the garage within the planning unit of the main dwelling house. If it were to form a separate unit of accommodation, then the use of the site would be intensified to such a degree to warrant further planning consideration.

## 8 Conclusion

The property occupies a plot with generous space to the rear and adequate space to the west and front. The curtilage can accommodate the side and 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 can therefore be recommended for approval.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01119

(A) 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 Compulsory 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:  
  
Location and Site Plan: Drawing No 101  
Existing Floor Plan and Elevations: Drawing No 102

Ground Floor Plan and Elevations: Drawing No 100

**Reason:** - To ensure provision of a satisfactory development.

- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

**Reason:** In the interests of the amenity of the area and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.