
Site Address:	33 Burnside, Waterloo, PO7 7QG		
Proposal:	Single storey rear and side extension.		
Application No:	APP/14/01244	Expiry Date:	22/01/2015
Applicant:	Mr & Mrs Pettitt	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling with a mono-pitched canopy to the front and car port to the side. It has a brown tiled pitched and hipped roof and elevations of red multibrick with a section of white render to part of the front elevation. There is a slight decline from the road to the site which has block paving, gravel and shrubs to the front. There is open vehicular access and a dwarf hedge to the south, a dwarf hedge to the east and no boundary treatment to the west. The south/north decline continues in the rear garden which has two patio areas, grass, shrub borders and a shed. The garden is enclosed with 2 metre high fences to the east and west boundaries and a 1.6 metre high fence to the rear boundary, with a stream immediately beyond.
- 1.2 It is attached to the neighbouring property which is of a similar age, style and design to the east, and a pair of two storey semi-detached properties of a similar age, style and design are to the west. The Queens Inclosure wood lies to the rear of the site and a pair of two storey semi-detached properties of a similar age, style and design are opposite the site. The area is of medium density with two storey semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey rear extension of 4 metres in depth, 8.15 metres in width, with a mono-pitched roof, eaves height of 2 metres extending to a maximum height of 3.5 metres, following the removal of the existing conservatory

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

Environment Agency

No adverse comments.

County Ecologist

No comment.

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: 4

Number of site notices: 1

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 majority of the extension would not be visible from the public realm, with only a small part being visible projecting from the rear west side of the property. This elevation would be partially screened by the existing car port and consequently, any impact on the street scene would be deemed to be negligible. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposal is slightly larger than the existing conservatory and would only be partially visible from the adjacent properties due to the existing screening. The depth and height of the extension falls within the criteria for permitted development, the width extending approximately 2.3 metres beyond the east elevation of the property. The development would be situated on the eastern boundary, however it would be adjacent to an existing

single storey extension to the adjoining property at number 35 of a similar style, which has a depth of approximately 3.4 metres. There are no windows in the east elevation of the proposal and one high level window in the west elevation. However, this elevation is 1.9 metres from the boundary with number 31, and the property itself is situated approximately 2.3 metres from the boundary fence with one window at first floor level on the east elevation which would appear to be secondary. No properties back on to the rear of the application site. Due to its location and the existing screening to the neighbouring properties, it is considered the development is unlikely to appear overbearing or lead to overlooking and is deemed to be acceptable and recommended for approval.

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01244 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	
Site layout plan	
Drawing No. 4117/200	Roof plan
Drawing No. 4117/1 - Rev A	Existing ground floor plan
Drawing No. 4117/2	Existing elevations plan
Drawing No. 4117/3 - Rev D	Proposed ground floor plan
Drawing No. 4117/4 - Rev C	Proposed elevations plan
Drawing No. 4117/5	Cross section plan

Reason: - To ensure provision of a satisfactory development.