
Site Address:	4 Anmore Drive, Waterlooville, PO7 6DY		
Proposal:	Single storey rear extension		
Application No:	APP/15/00842	Expiry Date:	22/09/2015
Applicant:	Mr P Knight	Team:	Team 2
Agent:	Mr P Davey	Case Officer:	Emma Chisnall
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Anmore drive is situated in a medium density, bungalow surrounded area. The dwelling is a bungalow itself and has been built with a tudor mock cream rendered style design and has a concrete shallow hipped roof. The dwelling has space for parking on a driveway as well as parking available on the street and the ground is level.

The use of Anmore Drive is residential and there are similar bungalows of the same size located in the road but of different design, mainly brick. The dwelling also falls into flood zone 2 and therefore a Flood Risk Assessment has been completed by the agent to show how the proposed extension would not be impacted by this.

The curtilage of the property is surrounded by thick hedges and greenery which provides a 3.5m boundary around the property. Where the proposed extension would connect to the original property there is a smaller 1.5m hedge for a proportion of the extension which would then join the higher 3.5m boundary.

2 Planning History

Proposed extension which was Permitted Development in 1987.

3 Proposal

Single Storey Rear Extension

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 December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None received

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 upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Flooding

(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 proposed extension is a neat and logical suggestion which would connect to the dwelling well and be in keeping of the original design. The height and size of the proposed extension is acceptable and will improve the overall look of the dwelling.

(ii) Impact upon the character of the area

As the proposed extension will be constructed at the back of the property there should not be any negative impacts on the character of the area. The plots of land along Anmore drive are large and well screened by high hedges and greenery so its difficult to establish other development that has taken place but demonstrates how increasing the size of the original dwelling would not be noticeable to others. Therefore the extension would not create a negative impact on the character of the area.

(iii) Impact upon residential amenity

The neighbour at No 2 Anmore Drive would not be affected by the extension proposed at No 4 as the extension would be built to the east of the property which is staggered back by the rest of the dwelling and is on the furthest side of the dwelling away from No 2. Therefore the extension would be fully covered by the rest of the dwelling and would not be able to be seen by No 2.

The neighbour at No 6 Anmore Drive has a wall which would face the proposed extension at No 4. The wall of No 6 which would face the proposed extension have no windows or doors which would face or look into the proposed extension and currently only have a small window in the sloping roof. There is adequate space between No 4 and No 6 for the proposed extension which wouldn't be seen by the No 6 residents unless they were to walk along the side of the dwelling. No 4 are proposing putting in an access door with windows along the extension and a window in the roof. As this would not be overlooking into any windows or doors at No 6 there should not be any risk of over-looking or shadowing caused by the proposed extension. Therefore the proposed windows, door and sky light proposed at No 4 should not impact negatively on the amenity space of No 6.

The opposite neighbours of No 4 should be screened from the extension due to the current shape of the dwelling and no amenity space should be lost.

(iv) Flooding

The applicant will incorporate flood resilience measures into the design.

8 Conclusion

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/15/00842, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Plan, Elevations and Section Plan: Plan 1

Reason: - To ensure provision of a satisfactory development.
- 3 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.