
Site Address:	155 Cherry Tree Avenue, Waterlooville, PO8 8AX		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00941	Expiry Date:	19/10/2015
Applicant:	Mr Griffiths	Team:	Team 2
Agent:	Mr Sloane	Case Officer:	Karen Wooden
	JH Burley Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

155 Cherry Tree Avenue is a mid terrace two storey dwelling. The terrace is sited perpendicular to the highway and is accessed from the front by a footpath. To the rear is a parking area with access to the rear gardens.

The streetscene is a mix of terrace two storey houses and semi detached bungalows and is of medium density.

2 Planning History

No previous applications

3 Proposal

The proposal is to replace an existing conservatory with a brick built rear extension.

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

None required

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 streetscene
- (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.

(ii) Impact upon the streetscene

There is a mix of conservatories and rear extensions to surrounding properties. This proposal is to replace an existing conservatory with flat roof extension. There will be no increase in the height, and will be an increase of 0.6m in length. A garage is attached to the property at the end of this terrace and this shields some of the visual impact. It is considered that the extension will not have a negative impact on the streetscene and therefore accords with policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

No representation letters have been received in relation to this application. Both adjacent properties have conservatories to the rear of their properties. There is no increase in height and it is considered that this minimal increase in length will not cause unacceptable harm to the amenity of neighbours through loss of privacy, outlook or overlooking and therefore accords with policy CS16 of the Havant Borough Core Strategy.

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/15/00941 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:

Existing Ground Floor Plan - JHB/15/01
Proposed Ground Floor Plan - JHB/15/02
Existing Elevations - JHB/15/03
Proposed Elevations - JHB/15/04
Location Plan - JHB/15/05
Block Plan - JHB/15/06

Reason: - To ensure provision of a satisfactory development.