
Site Address:	24 Pyle Close, Waterloooville, PO8 8JN		
Proposal:	Single storey extension to front incorporating motorbike store and hardstanding.		
Application No:	APP/15/00991	Expiry Date:	20/11/2015
Applicant:	Mr Holliday	Team:	Team 2
Agent:	Mr Harvey	Case Officer:	Emma Chisnall
	Wildcry Technical Services		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Pyle Close is situated on level ground and is a two storey semi-detached property with red tile hung walls and a concrete tiled roof. The dwelling itself has a porch attached to the front elevation and the proposal is requesting to extend the porch in length to where the neighbours (No 26) front elevation begins. The area is all residential and No 24 has an East elevation which faces and runs alongside a public footway.

Parking is available on the road and where there is little evidence of similar extensions; there are properties towards the North of Pyle Close which have on-site garages. The proposal No 24 is requesting would look similar in style to the other garages in Pyle Close which would help it look in keeping of the area.

The majority of properties within Pyle Close are of similar style and design and have been built in a staggered design so that houses are set away from each other even though they are connected.

2 Planning History

None

3 Proposal

Single storey extension to front incorporating motorbike store and hardstanding.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager: Estates Comment:

We have no adverse comment to the proposal.

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: 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 proposal is a neat and logical extension which would maximise the use of the current space without losing considerable open space to the front of the dwelling.

(ii) Impact upon the character of the area

Although the development is proposed at the front of the dwelling and the dwelling is near a public walkway the proposal should not impact the character of the area negatively. The dwelling is in a high density area where there are examples of multiple developments such as at the top of Pyle Close where dwellings have been built with garages to the front. Due to this it would help support the appearance of the proposal in fitting with the immediate local area.

(iii) Impact upon residential amenity

The public footpath to the East elevation should prevent the proposal having a negative impact on the neighbours amenity across from the footpath at No 22 as there

is a considerable distance between them. As the extension would be hidden from view from No 26 the proposal should not contribute to any loss of amenity.

The application confirms that a porous gravel material will be used for the front hardstanding to mitigate against any additional surface water run off.

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/15/00991

(A)

(B) for the following reasons/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:

Block, Location, Elevation and Proposed Ground Floor Plan Drawing Number: Pyle001

Reason: - To ensure provision of a satisfactory development.
- 5 The front land shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition.
Reason: To ensure adjacent trees are not adversely affected by the hardsurfacing and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.