
Site Address:	5 Hurstville Drive, Waterloooville, PO7 7NB		
Proposal:	Two Storey /Single Storey Side Extension		
Application No:	APP/15/00620	Expiry Date:	04/08/2015
Applicant:	Mr Kimber & Wood	Team:	Team 2
Agent:	Mr Moyse	Case Officer:	Rachael McMurray
	Martin Moyse MRICS		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential street in Waterloooville, close to the town centre. It is characterised by detached dwellings, some of which have an asymmetrical style roof. including No. 5 which sits on the corner of Hurstville Drive and Lancaster Way. There is an existing parking at the rear including a detached garage.

2 Planning History

None relevant

3 Proposal

Two-storey and single storey side extension

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer:

The on site tree does not warrant a tree protection order (TPO)and its quality and position are not hugely significant. However we should condition a replant in mitigation if it is felled to allow development.

Officer Note - if the tree is deemed not worthy of a TPO, then it would be unreasonable of the LPA to impose a condition relating to its replacement if it is removed.

Development Engineer - Highways:

No adverse 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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

Several properties within the local area include the asymmetrical roof design. The proposed extension would feature a similar roof design and as such, would not appear out of character. The extension would bring the side elevation closer to the corner junction however, No. 3 has been extended in a similar manner and does not appear incongruous and therefore the proposal is considered to be acceptable in that respect.

- (iii) Impact upon residential amenity

The extension would have minimal impact on the neighbouring property at No. 3 as this is located on the opposite side of Lancaster Road. It would also have no windows in the side elevation at first floor level. There are three parking spaces (one including the garage) at the rear of the site and the increase in the number of bedrooms to four, accords with the Council's residential parking standards.

8 Conclusion

The application 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/15/00620 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 shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, site plan and proposed floor plans and elevations DN: 02
Exsisting floor plans and elevations - DN: 0

Reason: - To ensure provision of a satisfactory development.