
Site Address:	11 Norton Close, Waterlooville, PO7 7AG		
Proposal:	Demolish existing garage and store. Erect two-storey side extension.		
Application No:	APP/15/00261	Expiry Date:	28/04/2015
Applicant:	Mr & Mrs Cook	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Heather Lealan
	Martin Critchley, Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Norton Close is a two storey semi-detached dwelling house located on the south eastern side of the road. To the north east is a block of two storey flats and there is an pedestrian access that leads to the rear of the flats that runs adjacent to the north eastern boundary of the application site. The application site has an enclosed rear garden and on site parking for a least two cars.

The adjoining house, No.12, has been extended in a similar manner to that proposed.

2 Planning History

No relevant history on Acolaid

3 Proposal

Demolish existing garage and store. Erect two-storey side extension 4.16m in width, 7.1m in height and 8.4m in depth.

It is proposed to be brick built with tile roof and render to match the existing house at first floor.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Residential Parking and Cycle Provision - Supplementary Planning Document 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Southern Water -

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised

Please note:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.
3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole.

The works will be subject to approval under The Building Regulations.

Comment - Standard sewer informative to be added

Development Engineer -

The Highway Authority has no adverse comment to this application. I would suggest that the Planning Authority places a planning condition on the permission that two parking spaces have to be provided in order to comply with HBC Residential Car Parking Standards.

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: 11

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

The proposal is set back from the front elevation of the dwelling house and the ridge is slightly dropped from the main ridge. It accords with the design and scale of the two storey extension to the adjoining dwelling. It should be conditioned that two parking spaces are retained within the curtilage of the site to prevent parking on the highway to the detriment of the amenities of the streetscene.

The development is of an appropriate scale and design and is suitably subservient to the host dwelling and respects the existing built form of the dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact on residential amenity

The closest neighbour to the two storey extension are the neighbouring flats to the north east, at around 10m, from the side end blank elevation of the proposal to the blank elevation of the flats. The dwellings to the rear are set over 24m from the proposed development; this is considered to be an acceptable distance of separation.

It is considered that the nature of the proposal and separation distances between the development and neighbours combine to ensure that the development does not cause unacceptable harm to neighbour amenity by reason of overbearing effect, overshadowing, loss of privacy, overlooking and loss of outlook. The development therefore accords with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

8 Conclusion

- 8.1 It is considered that the development is acceptable in principle and would not result in unacceptable harm to the character and appearance of the area or neighbour amenity. It is therefore recommended that planning permission be granted subject to the conditions listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00261 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:

Location Plan Drwg.No 201

Block Plan Drwg.No 202 rev A submitted 15 April 2015
Proposed Elevations Drwg.No 1508-402 rev E submitted 15 April 2015
Existing Elevations Drwg.No 1508-401 submitted 15 April 2015
Proposed Ground & First Floor Plans Drwg.No 1508-301 rev E submitted 15 April 2015
Roof Plans Drwg.No 302 rev B

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.

- 4 The development shall not be brought into use until a minimum of 2 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.