
Site Address:	18 Charlesworth Drive, Waterlooville, PO7 6AS		
Proposal:	Single storey front extension and section of 1.8m boundary wall.		
Application No:	APP/15/00174	Expiry Date:	15/04/2015
Applicant:	Mr R Tolliday	Team:	Team 2
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and detached garage to the rear situated on the corner of the main highway and a cul-de-sac of Charlesworth Drive. It has a brown tiled low pitched roof and elevations of beige render and painted brickwork. There is grass and shrubs to the front and side garden, which is enclosed by a dwarf wall and a 1.8 metre high fence to part of the south western boundary.
- 1.2 The properties adjacent to the application site are detached and semi-detached bungalows of a similar age style and different designs. The surrounding area is of medium density consisting of a range of detached and semi-detached bungalows and two storey terraced dwellings of similar and mixed age, style and designs.

2 Planning History

APP/10/00709 - Single storey side extension, external alterations and boundary wall to Charlesworth Drive, permitted 29 November 2010, not implemented.

3 Proposal

- 3.1 The proposal is for a single storey front extension of 3.1 metres in depth, 6.2 metres in width, with a pitched roof to an eaves height of 2.2 metres and a ridge height of 4.15 metres and the provision of a wall and fence of 1.8 metres high, with 2 metre high brick piers along the south western (front) boundary, comprising a new section and replacement of the existing fence.

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

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: 11

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed development would be visible from the public realm and would result in a modest increase of the footprint of the property, continuing the existing front projection, with a distance of 1 metre from the boundary. The proposed use of timber and brick softens the appearance of the boundary treatment and causes it to appear more in keeping with neighbouring boundaries. A similar extension granted under APP/10/00709 was not implemented and it is considered that this proposal would not result in an adverse impact on the visual amenity of the locality; the property opposite at number 8 has the benefit of a similar scheme. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The proposal would be a continuation of the existing front projection and due to its location and the situation of the surrounding properties it is considered any perception of overlooking would be minimal. The windows visible from the streetscene are relatively small and the new door to the front and window to the rear will be screened by the proposed wall and fence. It is deemed the scale of the development would be suitable and is unlikely to appear overbearing to the neighbouring properties.

7.5 It is therefore considered that the proposal would have negligible impact on the

properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 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/15/00174 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:

Drg No 1 Rev B	Existing and proposed floor and elevations plan
Drg No 2 Rev B	Section plan

Reason: - To ensure provision of a satisfactory development.