
Site Address:	48 The Brow, Waterloooville, PO7 5BZ		
Proposal:	Single storey extension to the rear of the garage.		
Application No:	APP/15/00806	Expiry Date:	11/09/2015
Applicant:	Mr & Mrs Bulbeck	Team:	Team 1
Agent:		Case Officer:	Emma Chisnall
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

48 The Brow is situated in a large residential area on a steep slope from South to North. The site itself is a semi-detached two storey house with a pebble dash render and roof tiles. There is ample parking at the front of the site as well as on road parking available and the neighbouring properties are similar in style and design. No 50 and other neighbouring properties in the road have similar style extensions so therefore the proposed extension on No 48 is a logical proposal.

The ground for the extension has already been leveled off with concrete and is therefore appropriate for an extension to built on top.

The extension would be partially covered by the boundary fence which is approx 2m high and surrounds the curtilage of the property. There would not be any shading created by the extension and would not be able to be seen from the front of the property.

2 Planning History

None

3 Proposal

Single Storey Extension to Rear of Garage

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

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 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. The proposed design of the extension at No 48 is in keeping with the rest of the dwelling and materials will be used to match the original. The scale and size is suitable in proportion to the rest of the dwelling and the open space at the rear of the property. It seems a logical extension to propose.

(ii) Impact upon the streetscene

The extension will be hidden behind the garage and will not be visible from the streetscene. Due to this there will not be any negative impacts on the local streetscene.

(iii) Impact upon residential amenity

The proposed extension is close in proximity to the neighbouring extension at No 50 however the height overlooking the neighbours extension is minimal and the majority of the size is covered by the boundary fence.

8 Conclusion

In regards to the considerations above and the proposal that has been made I would consider the development acceptable and therefore Planning Permission can be recommended. The impact of the extension is minimal and will be in keeping with how other properties have developed in the area. By matching the materials to the original dwelling it is clear the applicant has taken consideration to minimise the impact of the development.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00806

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

Proposed Ground Floor Plan and Elevations: 4277/2- Rev A
Proposed Side, Front and Rear Plan and Elevations:: 4277/4- Rev A

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.