
Site Address:	38 Inhurst Avenue, Waterloooville, PO7 7QR		
Proposal:	Single storey rear extension.		
Application No:	APP/14/01085	Expiry Date:	12/12/2014
Applicant:	Mr & Mrs Ward	Team:	Team 2
Agent:	Mr Holman	Case Officer:	Bee Crawford
	Holman Reading Partnership		
	llp		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with a block paved driveway to the side leading to a detached garage. It has a brown tiled low pitched and hipped roof and elevations of red multibrick and cream render. The site is level and the front garden consists of block paving and grass with a 0.8 metre high wall to the southern and eastern boundaries. The rear garden has a patio area, grass, gravel, shrubs, a shed and summerhouse. The garden is enclosed with a 1.8 metre high fence and trellis to the eastern boundary, a 1.8 metre high fence to the northern (rear) boundary and a 1.95 metre high fence reducing to a 1.6 metre high fence and trellis to the rear of the garage on the western boundary.
- 1.2 It is attached to the neighbouring property which is of a similar age, style and design to the east, and to the west is a pair of semi-detached bungalows of a similar age, style and design. The rear garden of a property in Princes Drive lies to the north of the site and a pair of semi-detached bungalows of a similar age, style and design are opposite the site. The area is of medium density with a mixture of predominantly detached and semi-detached bungalows and some two storey properties of a similar age, style and different design.

2 Planning History

APP/14/00964 - Prior notification for single storey development extending 4.05 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.9 metres, application withdrawn 13/10/2014 as the development did not meet the criteria for prior notification.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension of 4.05 metres deep to the west, 2.875 metres deep to the east, 6.313 metres in width with a pitched and hipped roof, eaves height of 2.3 metres and a total height of 3.8 metres. The existing conservatory is to be demolished.

4 Policy Considerations

National Planning Policy Framework

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: 7

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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The rear extension would not be visible from the public realm and consequently have no impact on the existing street scene. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed rear extension is to replace the existing conservatory and is approximately 3 metres from the eastern boundary and 2.5 metres from the western boundary, with a door in the eastern elevation, and a window in the western elevation. It is considered the existing screening to the eastern and western boundaries and location of the

neighbouring extension at number 36 Inhurst Avenue would reduce any impact of the new door and window. The roof of the proposal is hipped back and pitches away from the properties adjacent to the application site and it is considered that this would lessen any perception of the development appearing overbearing. The extension would be situated in excess of 15 metres from the rear boundary, therefore it is considered the development would have negligible impact on the properties immediately adjacent to the application site and the property to the rear.

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/14/01085 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:

Drawing 8410 -01 Existing and proposed plans and elevations

Reason: - To ensure provision of a satisfactory development.