
Site Address: 22 The Dale, Waterlooville, PO7 5DE
Proposal: Single storey rear extension following removal of existing conservatory.
Demolition of existing garage and erection of detached outbuilding to rear.
Application No: APP/15/00132 Expiry Date: 03/04/2015
Applicant: Mr Shirley Team: Team 1
Agent: Mr Jay Case Officer: Heather Lealan
 The Planning Service
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a semi detached dwelling constructed of brick with a white render and red tile hung roof. The dwelling has previously been extended by means of a rear conservatory. Within the site is a single garage located towards the south eastern corner of the dwelling house.
- 1.2 The dwelling has a cat slide roof with two side dormers inserted within the eastern roof slope. The plot has a rear garden of approx 28m in depth.
- 1.3 The adjoining dwelling has been extended to the rear in a similar manner to the existing extension to the application site dwelling.

2 Planning History

No relevant planning history on Acolaid.

3 Proposal

- 3.1 The proposed rear extension will extend 5 metres deep from the existing dwelling, by 6.5 metres wide, by 4.3 metres high, with eaves below the existing.
- 3.2 The proposed replacement outbuilding will be set 3.5 meters from the rear proposed extension and will measure 2.9 meters wide, 4.1 meters long and 3.1 meters high from drive level.
- 3.3 The existing dwelling (7 metres wide, 9.8 metres long and 8 metres high) will remain.

4 Policy Considerations

National Planning Policy Framework
Borough Design SPD

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 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

7.2 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

7.3 The rear extension will not be visible from the streetscene and the design and character would be in keeping with the existing dwelling house. The extension would appear subservient to the main property.

7.4 The proposed replacement outbuilding is set further back than the existing garage and has less mass than the existing structure. As such it is not considered that either element of the proposal would have a negative impact on the visual amenities of the streetscene.

(iii) Impact upon residential amenity

- 7.5 It is not considered that the additional 1.5m in depth of the proposed rear extension than the existing rear conservatory will result in an unacceptable negative impact on the amenities of the occupiers of the adjoining dwelling; this neighbouring property has a rear extension to 3.5m (approx) thus ameliorating any negative impact of the proposal.
- 7.6 The proposed outbuilding would impact the dwelling to the east more than the dwelling to the west - as it is sited adjacent to the eastern boundary. The proposed is of less mass than the garage it replaces but it is moved further back into the plot. However, it is not considered that this revised siting would cause an unacceptable impact on the amenities of the occupiers of the dwelling to the east as the proposed outbuilding is not out of proportion in scale given the size of the rear gardens and taking account of the outbuilding to be demolished.

8 Conclusion

- 8.1 It is considered that planning permission should be granted for the scheme subject to the planning conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00132 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:

Design and Access Statement received 4 February 2015
Site Layout and Block Plan Drwg. No P001 received 4 February 2015
Proposed Elevations Drwg. No P002 received 4 February 2015
Proposed Detailed Rear Elevation Drwg. No P003 received 4 February 2015
Proposed Detailed Side (East) Elevation Drwg. No P004 received 4 February 2015
Proposed Detailed Side (West) Elevation Drwg. No P005 received 4 February 2015
Proposed Detailed Side (North) Elevation Drwg. No P006 received 4 February 2015
Proposed CGI Views Drwg. No P007 received 4 February 2015

Proposed Ground Floor Plans Drwg. No P008 received 4 February 2015
Proposed Extension Plans Drwg. No P009 received 4 February 2015
Proposed Cross Section Drwg. No P010 received 4 February 2015
Proposed Replacement Outbuilding Drwg. No P011 received 4 February 2015
Proposed Outbuilding Location & Patio Plan Drwg. No P012 received 4 February 2015
Existing Location & Block Plans Drwg.No E001 received 4 February 2015
Existing Elevations Drwg.No E002 received 4 February 2015
Existing Photo Views Drwg.No E003 received 4 February 2015
Existing Ground Floor Drwg.No E004 received 4 February 2015

Reason: - To ensure provision of a satisfactory development.