
Site Address:	12 Broadmeadows Lane, Waterlooville, PO7 8QL		
Proposal:	First storey front extensions		
Application No:	APP/14/00531	Expiry Date:	24/07/2014
Applicant:	Mr Willis	Team:	Team 2
Agent:	Mr Oliver	Case Officer:	Daphney Haywood
	The Town Planning Experts		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey detached dwelling located within a medium sized plot at the eastern end of a cul-de sac and constructed of brick with a tiled roof. Boundaries to the front of the dwelling are open. A section of Tempest Ave/Marshwood Avenue leading on to a roundabout lies to the rear of the site. The surrounding area predominantly comprises residential dwellings of broadly similar density and character.

2 Planning History

Application site - none relevant

14 Broad meadows Lane, Waterlooville, PO7 8QL

APP/13/00263 First floor front and rear extensions. Demolition of existing rear conservatory and construction of new rear orangery. refused 09/05/13

The proposed front extensions, by reason of their bulk and prominent position, would have a detrimental impact on the character and appearance of the building and street scene and would therefore have an adverse impact on the visual amenities of the area. The proposal would therefore be contrary to Policy CS16 of the Havant Borough local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.

Allowed on appeal July 2013.

3 Proposal

First floor front extensions comprising 2 projecting gables over the existing ground floor. The works, which would extend bedrooms 1 and 2, would be constructed in materials to match the existing dwelling.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

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 on street scene;
- (iii) Impact on neighbouring amenities.

- (i) Principle of development

It is considered that extensions to a dwelling of this size and character, and in this location would be acceptable in principle.

- (ii) Impact on street scene

The proposed first floor extensions to the front of the dwelling would comprise a pair of gables, one at each side of the elevation. Whilst their location to the front of the property combined with their forward projection would make them dominant in the street scene, they would be of similar form to the front extensions allowed on appeal for the adjacent property at No14, where the Council's objection to the detrimental impact on the character and appearance of the building and street scene was not upheld.

- (iii) Impact on neighbouring amenities.

The extensions to the front elevation would result in a degree of overlooking to front gardens of nearby properties, although these are of a generally open nature. Given the context provided by the existing dwelling, it is considered that these extensions would not result in a detrimental impact on the amenities of neighbouring properties in terms of shadowing or overbearing effect.

8 Conclusion

Having regard to the appeal allowed at No.14 Broadmeadows Lane, the proposal is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00531

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:

OS location plan WILLIS 08
OS block plan WILLIS 06
OS parking plan WILLIS 05
Existing elevations and floorplans WILLIS 01, and 02
Proposed floorplans WILLIS 03
Proposed elevations WILLIS 04

Reason: - To ensure provision of a satisfactory development.