
Site Address:	31A Queens Road, Waterloooville, PO7 7SB		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00691	Expiry Date:	28/08/2014
Applicant:	Mr Nield	Team:	Team 2
Agent:	Mr D Synge	Case Officer:	Bee Crawford
	Extended Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern two storey detached property and detached garage to the front on a good size level plot within a small development of similar properties at the end of Queens Road. It has a brown tiled pitched roof and elevations of red/brown multibrick and mock tudor timber cladding at first floor to the front and part side elevations. There is vehicular access via a 5 bar gate to the front of the dwelling which consists of a grass verge and large area of tarmac and is screened to all boundaries by trees and hedges in excess of 2 metres high. The rear garden has a depth of approximately 20 metres with a summerhouse, greenhouse, open swimming pool and areas of shrubs, vegetables, lawn and patio, and is enclosed by 1.8 metre high fences to all boundaries with large mature trees beyond the rear fence.
- 1.2 To the west of the dwelling is a private road providing access to the three other east facing large modern two storey detached properties of the development of a similar age, style and design. There is a private gravel road to the east, providing access to a further development of large detached properties which are situated to the rear of the site and beyond the road to the east is a large two storey detached property of individual age, style and design. An older style two storey detached dwelling of individual age style and design is opposite the property. The area is of low to medium density with a mixutre of large detached two storey properties of individual age, style and design and several developments of a small number of modern large detached two storey properties.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 15 of planning permission 95/50543/002 under which the property was built, hence the requirement for planning permission.

3 Proposal

- 3.1 The proposal is for a single storey extension to the rear of the property of 3.302 metres in depth, 3.787 metres in width, with a pitched roof, eaves height of 2.2 metres and a total height of 3.690 metres and a flue to the eastern roof slope which extends 3.4 metres beyond the roof plane of the extension. The proposal falls within the criteria of permitted development, but the original planning permission was subject to a condition restricting development, due to the proximity of protected trees on the

site and in the immediate vicinity.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The trees will not be affected by the proposed development, but require protective fencing during construction. A condition is recommended to address this issue.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of objection have been received from two addresses raising the following concerns:

- 6.1 The external appearance of the proposed flue.
- 6.2 Hours of operation for construction work.
- 6.3 Obstruction of private access to numbers 23a, 23b, 23c, 25, 27, 27a and 27b Queens Road.
- 6.4 Use of private access by construction vehicles to numbers 23a, 23b, 23c, 25, 27, 27a and 27b Queens Road - signage required.

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 proposal would be attached to the rear of the property and would not be visible from the public realm. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 The development is not visible from the front of the property and only partially visible from the adjacent properties due to the existing screening. Owing to the location of the proposal and footprint of the dwellinghouse, which is slightly staggered to the rear, the western elevation extends 3.302 metres away and the eastern elevation 2 metres away from the rear of the dwellinghouse. It is situated 6.72 metres from the eastern boundary, 7.82 metres from the western boundary and 19 metres from the southern (rear) boundary. It would result in a modest increase to the original footprint of the dwellinghouse and falls well within the realms of what would usually be permitted development and a condition is recommended for appropriate materials to be used in the construction of the extension and associated flue.

7.5 The scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health Section.

7.6 The access and use of the private road serving numbers 23a, 23b, 23c, 25, 27, 27a and 27b Queens Road is not a planning issue, but a civil matter and would require resolution with the applicant. However, it is recommended an informative is added to the decision notice advising the applicant to ensure they have adequate rights to any road or means of access which are to be utilised in the implementation of the planning permission.

7.7 It is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent or to the rear of the application site. It is therefore deemed to be acceptable and recommended for approval.

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/14/00691 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 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

01079/PL01	Existing plans and elevations
01079PL02 Rev A	Proposed plans and elevations

Reason: - To ensure provision of a satisfactory development.