
Site Address:	9 Lansdowne Avenue, Waterlooville, PO7 5BL		
Proposal:	Single storey rear extension following removal of existing conservatory.		
Application No:	APP/14/01280	Expiry Date:	11/02/2015
Applicant:	Mr J Inman	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a chalet style detached bungalow. The dwelling has box dormer windows in both side elevations of the roof slope and a rear conservatory. There is a detached garage within the rear garden with access to the side of the dwelling. The front of the site is covered in hardstanding. The rear garden is enclosed by 1.8m high close boarded fencing.

Lansdowne Avenue is made up of detached and semi-detached bungalows and chalet style dwellings. Whilst some dwellings are similar in appearance collectively there is variety in scale and design.

2 Planning History

APP/13/00708 - Timber workshop/hobby room at rear of garden (retrospective application). Approved - 11/09/2013

3 Proposal

Planning permission is sought to demolish the existing rear conservatory and erect a flat roofed single storey extension.

The extension would measure 4.8m in depth, 4.6m in width and just under 3.7m in height.

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

Southern Water - No objection in principle

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

Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterloo where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

It was noted on site that immediate neighbour 7 Lansdowne Avenue has already been extended to the rear at single storey level, whilst neighbour 11 is screened by the existing detached garage within the garden of 9 Lansdowne Avenue.

Having regard to the fact that the proposed extension is set in from the side boundaries and that 7 has already been extended it is not considered that the additional built form created would result in unacceptable harm to the residential amenities of the two adjoining neighbours.

The existing screening and separation distance ensures that the development would not result in unacceptable harm by reason of overshadowing and overbearing effect. The single storey nature of the development ensures that there is no increased overlooking or loss of privacy. The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The single storey rear extension is of an appropriate design and scale and suitably integrates with the host dwelling. Further due to its positioning within the rear garden it would not be readily visible from the public domain. The extension would not therefore detract from the prevailing character and appearance of the area.

The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its overall scale, set back from the side boundaries and the site characteristics would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01280

(A)

(B) 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:

Location Plan - 1:1250

Un-numbered/Untitled Site Plan date stamped 24 October 2014

Proposed Elevations - date stamped 24 October 2014

Reason: - To ensure provision of a satisfactory development.