
Site Address:	33A London Road, Widley, Waterlooville, PO7 5AS		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00045	Expiry Date:	06/04/2015
Applicant:	Mr Manning	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

33A London Road is a mid terrace property within a designated Local Centre. The ground floor is used as a fishing tackle shop which is consistent with the retail function of this terrace of properties.

It is unknown what the first floor is used for and there is no reference on the application forms to a residential unit above the shop. It is possible that the terrace of properties has a mixture of commercial floor space and residential above the various retail uses.

There is a shared parking area with 33 to the rear of the property which takes access from Lansdowne Avenue to the north. There are two parking spaces with a detached garage to the west end of the site, albeit not within the red line of the application site.

The area is mixed in use with the retail function of the Local Centre surrounded by residential development.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey flat roofed extension measuring 3.8m in width, 4.5m in depth and 3.1m in height.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014
AL3 (Town, District and Local Centres)

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) Impact upon residential amenity
- (iii) Impact upon the character and appearance of the area

(i) Principle of development

The application site is situated within the urban area of Waterloo where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon residential amenity

The proposal does not impact on any of the surrounding neighbours. Its scale, mass, and bulk is very similar to that of the adjoining extension of 33 and is screened to the west by a large detached garage. The two adjoining uses are both retail at ground floor level.

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

The rear of the building (33A) although visible from Lansdowne Avenue is largely screened by the single storey rear extension of 33. The proposed extension would in effect be a continuation in height and depth of the extension of 33. As such its visual impact from the public domain is very limited and in keeping with the existing built form of the area.

8 Conclusion

Having regard to the above information it is considered that the single storey rear extension would not be harmful to neighbour amenity and would preserve the

character and appearance of the area. The proposal would therefore comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00045

(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:

Drawing - 14/356/01

Reason: - To ensure provision of a satisfactory development.