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|-----------------|-------------------------------------------------------------|---------------|-----------------|
| Site Address:   | 13 Oaklands Grove, Waterloooville, PO8 8PR                  |               |                 |
| Proposal:       | Two storey side extension and single storey rear extension. |               |                 |
| Application No: | APP/14/00663                                                | Expiry Date:  | 21/08/2014      |
| Applicant:      | Mr J Mitchell                                               | Team:         | Team 2          |
| Agent:          | Mr D Treagus                                                | Case Officer: | Daphney Haywood |
| Ward:           | Hart Plain                                                  |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site comprises a two-storey, semi-detached dwelling of brick and tile construction. It is set back from the highway with a long driveway which runs alongside the dwelling to a detached garage at the rear. The adjacent property to the east at No 15. comprises a 2 storey semi detached house of similar design and with a drive to the side serving a rear garage. No 15 has existing windows in the west side elevation comprising a hall window at ground floor and landing and bathroom windows at first floor.

## **2 Planning History**

02/67023/000 Ground floor rear extension. Permitted 20/03/2002

## **3 Proposal**

Two storey side extension and single storey rear extension. The proposal is similar to the extension on the adjoining semi at No11 Oaklands Grove, and proposes a double length garage with bedroom and shower room above. The extension would be sited 300mm from the boundary with the adjacent property at No 15 Oaklands Grove.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework

### Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

## **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: 4

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

**Summary:**

**Comment:**

## **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) Effect on the character of the streetscene and the existing dwelling
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on the character of the streetscene and the existing dwelling

7.3 The property is set back from the road and the proposed side extension which, has been designed to reflect the character of the existing and would be set back on the front elevation, would not be intrusive in the street scene. Whilst the side wall would be only 300mm from the boundary and the Council's Design Guide would normally require more space; in this case, given the set back, reduced ridge and long front garden this is not considered to be detrimental to the street scene and unlikely to lead to terracing if repeated at no. 15. The proposed siting is the same as that approved and built at No 11.

(iii) Impact on the neighbouring properties

7.4 The main impact relates to 15 Oaklands Grove. This property is sited approx 2.6m from the side boundary with the application site and does have windows in the side elevation. These serve the hall, landing and bathroom, which has a further window to the rear. Given the separation by the width of the driveway, and that the extension is only part way along the side of no.13, and as these windows do not serve habitable rooms this relationship is considered acceptable.

## **8 Conclusion**

- 8.1 The scale, design and siting is unlikely to result in an adverse impact to the character of the existing dwelling and the streetscene or an adverse impact to neighbouring dwellings.
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## 9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00663 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east elevation of the extension at first floor level or above without the prior written approval of the Local Planning Authority.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The window at 1st floor level in the east elevation of the building on the plans hereby approved shall:-
  - (i) consist of at least two lights divided horizontally with only the top light capable of being opened at a height of at least 1.7m above floor level, and shall be maintained in that condition at all times; and
  - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site plan, location plan, proposed floorplans and elevations Drawing No.14/312/01 received by the Council 18/08/2014.

**Reason:** - To ensure provision of a satisfactory development.