
Site Address:	17 Coronation Road, Waterloooville, PO7 7FA		
Proposal:	Rear single storey extension.		
Application No:	APP/14/00721	Expiry Date:	16/09/2014
Applicant:	Mr Freemantle	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a feature canopy to the front. It has a brown pitched and mono-pitched tiled roof and elevations of red multi-brick with cream render at first floor level. The property is open to the front and is block paved, with a dwarf wall to the northern boundary, a hedge and shrubs to the southern boundary and a gate providing access to the rear garden. The rear garden has a patio with a grassed area and shed stepped up by 0.62 metres. It is enclosed by a 1.8 metre high fence to the northern boundary, a fence to the southern boundary mainly 1.8 metres high, but 2.25 metres high to 3 mid section panels and a 1.5 metre high fence to the rear boundary. A group of Lombardy Poplars covered by TPO 1506 fall within and behind the rear garden.
- 1.2 Modern two storey detached properties of a similar age style and design lie to the north and south, a purpose built three storey block of flats are opposite the site and rear gardens of properties in Muriel Road are to the rear. The area is a modern cul-de-sac estate of medium density consisting of two storey detached, semi-detached and terraced properties and two and three storey blocks of purpose built flats of a similar age and different styles and design.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 13 of planning permission 98/51664/17 under which the property was built, hence the requirement for planning permission.

3 Proposal

- 3.1 The proposal for a single storey rear extension of 4 metres in depth, 5.65 metres in width, with a mono-pitched roof, eaves height of 2.3 metres and a total height of 3.7 metres, following demolition of the existing conservatory. The proposal falls within the criteria of permitted development, however the original planning permission was subject to a condition restricting development.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Condition Tree Protection Plan as discussed, located within standard condition J10.

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: 14

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) 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 development, which requires planning permission due to a restrictive condition in the original permission would result in a modest increase to the original footprint of the property, (the remaining depth of the garden being approximately 8.5 metres). 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. The extension is proposed to be set in from both the northern and southern boundaries by 1 metre and no windows are proposed in either side elevation. The dimensions of the extension fall within the criteria of permitted development (albeit not applicable here), and it is considered that the proposal is unlikely to appear overbearing or lead to overlooking. Any impact would be negligible on the properties immediately adjacent to the application site or the properties to the rear, which are a good distance away. It is therefore judged 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. A condition is required to safeguard poplar trees to the rear, during the course of building works.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00721 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:

14/311/01 Site plan, location plan, proposed floor plan and proposed elevations
Existing details

Reason: - To ensure provision of a satisfactory development.