
Site Address:	14 Park Road, Purbrook, Waterlooville, PO7 5ES		
Proposal:	Single-storey rear, side and front extensions.		
Application No:	APP/15/00264	Expiry Date:	30/04/2015
Applicant:	Mr & Mrs Spacey	Team:	Team 1
Agent:	Mr Appleton	Case Officer:	Sally Smith
	Thorns-Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is the eastern unit of a pair of semi-detached houses on the corner of Park Road and Serpentine Road. The ground floor comprises painted red brickwork with render at upper floor. Please see photo in submitted documents. On the frontage the kerb has been dropped for a crossing to the western side of the frontage but it is not currently in use with fencing in place. There is a hedge on the frontage on the junction corner and for the side boundary at the rear there is a 2m high fence. The area is one of mainly 2 storey housing.

2 Planning History

No relevant history

3 Proposal

The proposal is for a single storey extension with pitched roof to side and rear, incorporating a garage. A porch is also proposed at the front. Materials to be brick to match but the current ground floor brickwork is painted red. Have discussed with agent and a genuine brick is likely to be chosen. The additional plan shows the drive will connect to the existing dropped kerb.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways: No response but not required as dropped kerb in

place. Covering letter confirms frontage hedge and fence will remain below 1.0m

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: None

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 the streetscene
- (iii) Impact upon residential amenity
- (iv) Highway implications

(i) Principle of development

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

(ii) Impact upon the streetscene

The extensions are well proportioned in relation to the existing house and the materials and pitch will relate well to the existing house. The extension will accommodate less than half the existing side garden to Serpentine Road. A condition is proposed re materials as the extension is intended to be brick rather than painted brickwork. It is considered the proposal will be acceptable in the street scene and therefore accord with policy CS16.1

(iii) Impact upon residential amenity

The direct neighbour is no 12 Park Road and that dwelling benefits from a rear extension and the proposal will project only a minimal distance past that extension. There will not therefore be an impact on amenity of no. 12 (although there maybe a maintenance issue for the applicant and neighbour in the future in view of the gap that will remain between both extensions). There are no other properties in close proximity to be affected. It is therefore considered that the proposal also complies with policy

CS16.1 in respect of impact on neighbours' amenity.

(iv) Highway Implications .

The crossing of the footway has already been put in place and so the access may be implemented in any event and is not linked to this application. The applicant has confirmed that the frontage will be kept below 1m in height but this could not be required if the use of the existing access commenced separately from this proposal. It is therefore considered that there are no highway implications. There is adequate room to accommodate parking within the site.

8 **Conclusion**

The proposal is considered acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00264 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies 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:

1:1250 Location Plan
1:500 Block Plan
1:500 Block Plan with drive received 10 April 2015
Thorns Young letter dated 9 April 2015
Photograph received 10 April 2015
Extension Works Drawing 8014.15.1 Rev A
Sections & Notes Drawing 8014.15.2 Rev A
Application form

Reason: - To ensure provision of a satisfactory development.

