
Site Address:	2 Wellesley Close, Waterlooville, PO7 7JD		
Proposal:	Single storey rear extension with raised patio area.		
Application No:	APP/14/00998	Expiry Date:	20/11/2014
Applicant:	Mr & Mrs Lewington	Team:	Team 1
Agent:	Mr Akehurst	Case Officer:	Stephen Andrews
	H J Concepts Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Detached bungalow, with red brick walls and concrete tiled roof. There is a hardstanding area to the front for on-site parking and a single storey extension to the rear.

The area is residential in nature with Wellesley Close characterised by similar style detached bungalows.

2 Planning History

None

3 Proposal

Rear extension measuring 7.5m in width, that of the existing dwelling, 4m to ridge height and 4.3m in depth. The proposal would also include a decked area along the rear elevation of the extension.

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

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

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre - No objection subject to standing advice

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 on the character and amenities of the area
- (iii) Impact on the amenities of adjoining residential properties

(i) Principle of development

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

(ii) Impact on the character and amenities of the area

7.3 The development proposes a rear extension that would not be readily visible from the public domain. Notwithstanding this the extension is a modest addition to the rear of the property for a functional purpose. Namely to provide disabled access for the owner who has deteriorating physical health.

7.4 It is considered that the extension is suitably integrated with the host dwelling and its overall design is not considered to be harmful to the character and appearance of the area. Further the need for the extension is a significant material planning consideration. This proposal would therefore accord with the principles of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide 2011, and the National Planning Policy Framework 2012.

(iii) Impact on the amenity of adjoining residential properties

7.5 The rear extension would extend some 4.3m from the rear elevation of the original dwelling and would have a ridge height of approximately 4m, some 1.5m below that of the existing dwelling.

7.6 Originally the proposed extension had a height that matched that of the dwelling and it was considered that the combined height and depth would be particularly oppressive on the residential amenities of neighbour 12 Broadlands Avenue. However, following negotiations with the applicant the roof form has been reconfigured so as to reduce the height and bulk. It would have been desirable to reduce the depth of the extension but the space is required for disabled access and as such there was little ground to do this. Having revisited the proposal and its relationship with 12 it is considered that the much reduced height would ensure that sufficient light was still received at 12

Broadlands Avenue and the extension would not longer be as oppressive. It is pertinent to note that no objection has been received from number 12.

- 7.7 There is a distance of approximately 8m from the rear extension of 12 Broadlands Avenue and the flank elevation of the proposal. However, the reduced roof form is considered to appease this relationship. It is considered that whilst the extension may have some impact on 12 Broadlands Avenue this would not be to an unacceptable degree. It is therefore considered that the development as proposed would not be unacceptably harmful to neighbour amenity in terms of outlook. With regard to issues of privacy, it is noted that the proposed extension would have a window close to the boundary with Broadlands Avenue properties, as well as a raised deck. However, the location of the extension is currently occupied by a glazed conservatory, and there are other windows in the existing side elevation of the dwelling. In the absence of any objection from adjoining residents, and having regard to the existing situation, it is not considered that the detailed design of the extension will give rise to undue harm to issues of privacy.
- 7.8 In support of the above assessment is that the depth of the extension is only some 0.3m greater in depth than an extension that could be undertaken under permitted development entitlement for a detached property, without the requirement to submit a prior notification to the Council. Therefore the most significant assessment is the extra 0.3m depth. Having regard to this valid 'fallback' position it would be difficult to assert that the extra depth would have greater harm to neighbour amenity than an extension constructed under permitted development entitlement. This position adds further weight to the assessment and conclusions reached in respect of impact on neighbour amenity; particularly that of 12 Broadlands Avenue.
- 7.9 Having regard to the above information it is considered that the proposed extension would not result in unacceptable harm to the residential amenities of neighbouring properties greater than an extension of a similar nature erected under permitted development entitlement. This proposal would therefore accord with the principles of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide 2011, and the National Planning Policy Framework 2012.

8 Conclusion

- 8.1 The development by reason of its scale, design and relationship to immediate neighbours would on balance be acceptable and 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/14/00998 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 - 14-1011-PL01 - Revision B

Reason: - To ensure provision of a satisfactory development.