
Site Address:	90 Milton Road, Waterlooville, PO7 6AN		
Proposal:	Single storey extension to the front and side.		
Application No:	APP/14/01116	Expiry Date:	18/12/2014
Applicant:	Mrs Warton	Team:	Team 2
Agent:	Mr Stummer	Case Officer:	Richard Nash
	Extension Design Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two storey end of terrace dwelling of traditional character and brick and tile construction, located at the north-east corner of the junction of the main element of Milton Road with the spur of Milton Road that leads to Jubilee Park. With the exception of the large park area, the locality predominantly comprises residential development of a broadly similar character.

The front elevation of the dwelling faces the spur where the boundary treatment comprises a low close board and trellis fence. The side elevation faces the main part of Milton Road where the boundary treatment comprises a close board fence of approximately 2 metres in height, separated from the road edge by a verge and footpath of approximately 12 metres in width.

2 Planning History

None relevant.

3 Proposal

The current application proposes a single storey extension, to form an L-shape around the front and side elevations of the existing dwelling.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Property Services Manager: None received.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None.

7 Planning Considerations

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 and appearance of the application site
- (iii) Effect on the character and appearance of the locality
- (iv) Effect on neighbouring properties

(i) Principle of development

The site lies within the defined urban area where development is normally considered acceptable in principle. The carrying out of alterations to a dwelling of this scale and character are also considered acceptable in principle.

(ii) Effect on the character and appearance of the application site

The proposed extension would partially replace an existing single storey bay window to the front elevation of the dwelling. The extension would appear as a subservient and complementary addition to the principal dwelling and a good level of external amenity space would be retained. Therefore, the proposal would not have a detrimental impact on the character and appearance of the application site, provided that suitable materials were used in its construction.

(iii) Effect on the character and appearance of the locality

The proposal would be separated from the main section of Milton Road by a verge and footpath, and would be largely screened from views in this direction by the existing boundary fence. The element of the proposal facing the spur of Milton Road would be the only example in this particular street scene. However, this is currently also the case with the existing bay that the proposal would replace. The proposal would not therefore have a detrimental impact on the character and appearance of the street scene or wider locality.

(iv) Effect on neighbouring properties

The siting and scale of the proposal is such that it would not result in any material impact on neighbouring amenities.

8 Conclusion

The proposed single storey extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or

locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01116, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

WART004 (Elevations and Floor Plans)
WART005 (Location and Block Plan)

Reason: - To ensure provision of a satisfactory development.
- 3 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.