
Site Address: 37 The Brow, Waterloooville, PO7 5BY
Proposal: Demolition of existing single storey rear lean to and garage.
Construction of single storey rear extension and conservatory.
Application No: APP/14/00871 Expiry Date: 21/10/2014
Applicant: Mr & Mrs Kelsey Team: Team 1
Agent: Mr Douglas Case Officer: Richard Temple
 Jeffrey Douglas Chartered
 Architect
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site comprises a semi-detached two storey dwelling with garden and driveway to front, and a detached garage to back with rear garden.

2 Planning History

- 2.1 There is no relevant planning history but the property does have an existing lean-to single storey rear element with small conservatory attached to it.

3 Proposal

- 3.1 The proposal is for a replacement single storey rear extension with conservatory.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water- no objections subject to informatives

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: 5

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) Design
- (iii) Impact on Neighbouring Residential Amenity

(i) Principle of development

7.2 The site is located within an established residential area and as such the principle of house holder extensions is considered to be acceptable.

(ii) Design

7.3 The proposal is residential in appearance and modest in size. It is also located discreetly to the rear of the property. As such it is considered to be acceptable in design terms and would have a minimal impact on the street scene.

(iii) Impact on Neighbouring Residential Amenity

7.4 The proposal is not overly high and would not be much deeper than the existing conservatory. It passes the 45° test to neighbouring windows apart from the windows to the rear of no. 35 at ground floor level. However, this is not the only source of light to this room. Other windows on the ground floor serve this room and as such it is not considered a significant loss of outlook or light to warrant withholding planning permission. Furthermore no objections have been received to the proposal from the adjoining occupier.

7.5 The overall size of the extension is not considered large enough to create an overbearing impact on neighbouring residential amenity.

8 Conclusion

8.1 The proposed extension is considered to be of an appropriate design and will not have a harmful impact on neighbouring properties. It is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00871 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:

Proposed Block Plan & Existing Location Plan 21410/101
Survey Plan, Sections and Elevations 21410/102

Reason: - To ensure provision of a satisfactory development.