
Site Address:	4 Shillinglee, Waterloooville, PO7 5RW		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00887	Expiry Date:	27/10/2014
Applicant:	Mr Wright	Team:	Team 1
Agent:	Mr Bramble-Stewart	Case Officer:	Daniel
	GBS Designs		Gender-Sherry
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Shillinglee road is largely characterised by both detached, and pairs of semi detached bungalows; all set well back from the road and benefiting from large rear gardens, boarded by standard 1.8 metre closed board fencing
- 1.2 No.4 Shillinglee is one of a pair of semi detached bungalows.
- 1.3 There is a detached single garage structure located in the rear garden along the eastern boundary.

2 Planning History

None applicable

3 Proposal

This application seeks permission for the erection of a single storey, rear extension.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

5 Statutory and Non Statutory Consultations

None

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 neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

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

(ii) Impact on neighbour amenity

There is an existing rear extension on the immediate attached neighbour (No.6) which runs along the shared boundary with the applicant. This application seeks permission for a mirror copy of the neighbours extension and intends to tie the two together physically by altering the roof of the existing neighbours extension so that the hipped roof continues across both structures continuously. It is therefore considered that the impact upon No.6 will be minimal and acceptable when considering the proposed supporting modifications.

No.2 Shillinglee to the east will have any view of the proposed extension largely blocked by the applicants existing detached garage located in the rear garden. Combine the lack of visibility to the fact that the extension is to be located on the western boundary and the result should be that any impact will be minimal and therefore considered acceptable given that there will be no loss of light or privacy to No.2.

(iii) Impact on the character and appearance of the immediate area

The extension is located to the rear of No.4 and will almost be entirely out of view from the public realm at the front. The extension will be visible from the back of the rear gardens of both adjacent neighbours, however given that the design will match that of the existing extension at No.6 it is considered that the quality of design and intent to blend in with the existing built form will only seek to improve the overall living conditions of No.4's occupiers and limit any potential harm to the immediate area.

8 Conclusion

It is considered that the proposed extension is acceptable in terms of design and neighbour impact and therefore it is recommended that permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00887 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:

Location Plan, drawing number WRIGHT 08 revA, received by the Council 10th October 2014

Site Plan, drawing number WRIGHT 07 revA, received by the Council 10th October 2014

Block Plan, drawing number WRIGHT 06 revA, received by the Council 10th October 2014

Parking Plan, drawing number WRIGHT 05 revA, received by the Council 10th October 2014

Site Levels Plan, drawing number WRIGHT 04, received by the Council 1st September 2014

Elevations, drawing number WRIGHT 03 revA, received by the Council 10th October 2014

Floor Plan, drawing number WRIGHT 01, received by the Council 1st September 2014

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.