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|-----------------|----------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 107 Sunnymead Drive, Waterloooville, PO7 6BP                               |               |              |
| Proposal:       | Demolition of existing garage. Erection of a single storey rear extension. |               |              |
| Application No: | APP/14/00650                                                               | Expiry Date:  | 19/08/2014   |
| Applicant:      | Mr & Mrs Whelan                                                            | Team:         | Team 2       |
| Agent:          | Mr Russell<br>CRArchitects                                                 | Case Officer: | Bee Crawford |
| Ward:           | Hart Plain                                                                 |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a detached bungalow (currently vacant) with a concrete driveway to the side leading to a detached garage. It has a brown pitched and hipped tiled roof and elevations of yellow/beige multibrick. The site is level and the front garden consists of block paving, gravel and shrubs, with open boundaries to the east and west and open vehicular access and a dwarf wall to the front boundary. The rear garden is level with a large patio area, grass, gravel, shrubs and two greenhouses. The garden is enclosed with a 1.8 metre high fence reducing to a 1.1 metre wall to the western boundary, a fence of 1.6 metres and 1.8 metres high to the eastern boundary which runs from the rear building line and a 1.6 metre high wall to the northern boundary.
- 1.2 A detached bungalow of a similar age, style and design is to the east of the site and a pair of semi-detached bungalows of a similar age and style lie to the west. The rear gardens of properties in Anmore Drive are to the north of the site and a pair of semi-detached bungalows of a similar age style and design lie opposite the site. The area is of medium density with a mixture of detached and semi-detached bungalows and chalet bungalows of a similar age, style and design.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the demolition of the existing garage and the construction of a single storey rear extension and side entrance canopy. The single storey rear extension is 6.3 metres deep, 7.08 metres in width with a flat roof and false pitched canopy to a maximum height of 3.4 metres and includes a bay window of 1.125 metres deep and 3.5 metres wide with a flat roof and false pitched canopy to a maximum height of 3 metres. The side entrance canopy is 1.7 metres in depth, 1.6 metres in width with a pitched and hipped roof with an eaves height of 2 metres and a maximum height of 2.9 metres. The existing chimney in the northern roof slope is to be removed and replaced with a rooflight, although this element of the development would not require the benefit of planning permission.

## **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**

**Development Engineer**

No adverse comment.

**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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed entrance canopy element of the development would be visible from the public realm, although it is set back approximately 20 metres from the front boundary. The development would result in a generous increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed rear extension is of a modest height, approximately 0.9 metres from the eastern boundary and 2.4 metres from the western boundary. There is a window and the side of the bay window to the eastern elevation, with a small window in the western elevation, the other side of the bay window being approximately 4.7 metres from the western boundary. It is considered the existing screening to the eastern and western boundaries and location of the neighbouring garage at number 105 Silverdale Drive would lessen any impact of the new windows. A 45 degree angle test was carried out from the mid point of the conservatory at number 109 Silverdale Drive which verified the extension meets the requirements for adequate daylight at this property. It is not considered that the new entrance canopy would have an adverse effect on the neighbouring property at number 105 and the properties to the rear are in excess of 25 metres away. It is therefore considered the development would have negligible impact on the properties immediately adjacent to the application site and the properties to the rear.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00650 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

14/005/01 Existing plans

14/005/02 Proposed floor and section plan

14/005/03 Proposed elevations and roof plan

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