
Site Address:	24 Mill Road, Waterlooville, PO7 7AR		
Proposal:	Single storey rear extension and replacement detached garage to rear.		
Application No:	APP/14/01006	Expiry Date:	03/12/2014
Applicant:	Mr Harris	Team:	Team 1
Agent:	Mr Jay	Case Officer:	Stephen Andrews
	The Planning Service		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

Mill Road is a residential road in Waterlooville. The road is characterised by detached and semi-detached properties of which the majority are two storeys in height. No. 24 is a two storey semi-detached property which is set back from the front of the plot by approximately 8.5 metres. There is an area of parking to the front of the property and access to the side that serves the detached garage at the rear. The property has been previously extended and incorporates a single storey rear extension and a dormer on the rear roof slope.

2 Planning History

00/57080/002 - Dormer extension to rear and pitched roof to front bay. Approved - 08/05/2000

95/57080/001 - Replacement garage. Approved - 04/04/1995

3 Proposal

Planning permission is sought for a an extended flat roofed single storey extension with roof lantern and a larger replacement detached garage within the rear garden. The new garage would have a hipped roof instead of the existing pitched roof.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

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

(ii) Impact on neighbour amenity

Having regard to the site layout and distance between neighbours at the front and rear it is considered that the only neighbours that would be affected by the development proposed are the immediate adjoining neighbours 22 and 26 Mill Road.

It was noted that there is already a single storey extension to the rear of the dwelling and a detached garage within the rear garden. Neighbour 22 has also been extended at the rear, with a detached outbuilding within the rear garden adjacent to the detached garage of 24.

In respect of the development proposed it is considered that in the main the impact of the proposed development against that already existing would mean that there would be little in the way of a material change. It is noted that the proposed garage would have a greater footprint, but this is somewhat alleviated by the creation of a hipped roof. In addition its position against the garden building of 22 will mean that there will be no unacceptable impact on the habitable space of this neighbour.

It is therefore considered that having regard to the spacing between the two neighbours and development that has occurred at 22 Mill Road will mean that the proposal will not result in unacceptable harm to the residential amenities of this direct neighbour.

In respect of neighbour 26 it is considered that the detached garage is set far enough away from the shared boundary so as not to cause unacceptable harm to neighbour amenity. In respect of the single storey addition flat roofed extension, at some 2.9 metres in height it will not be of a height or depth that would result in unacceptable harm by way of overbearing effect, overshadowing or loss of light. The depth will also be within the limits of the extended permitted development rights, allowing for impact on neighbour amenity - in this regard the absence of objection from any neighbours is

a significant factor weighing in support of the proposal.

It is considered that the proposed extension and replacement garage would not unacceptably harm the residential amenities of the two adjoining neighbours and would accord with the requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The proposed development would not be readily visible from the public realm. However it is considered that the single storey rear extension is suitably subservient to the dwelling with the design of the detached garage more in keeping with the detached garages within the rear gardens of 26 and 28 Mill Road.

It is therefore considered that the development would not have an unacceptable impact on the varied character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area to such an extent as would warrant the refusal of this application. 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/14/01006 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 P001 - date stamped 26/09/2014
Drawing P002 - date stamped 26/09/2014
Drawing P003 - date stamped 26/09/2014
Drawing P004 - date stamped 26/09/2014

Drawing P005 - date stamped 26/09/2014
Drawing P006 - date stamped 26/09/2014
Drawing P008 - date stamped 26/09/2014
Drawing P009 - date stamped 26/09/2014
Drawing P010 - date stamped 26/09/2014

Reason: - To ensure provision of a satisfactory development.

- 4 The detached garage building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business or residential purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.