
Site Address: 1 Esher Grove, Waterloo, PO7 6HJ
Proposal: Replace existing garage and rear extension with single storey side and rear extension.
Application No: APP/14/00294
Applicant: Mr Cann
Agent: Harrington Design Architects Ltd
Ward: Waterloo
Expiry Date: 21/05/2014
Team: Team 2
Case Officer: Rachael McMurray

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Waterloo characterised by bungalows. The site comprises a detached, hipped roof bungalow formed in an 'L' shape. There is an existing lean to conservatory of 3m depth across the rear elevation and an attached garage, with a flat roof on the side elevation. There is a lawned garden at the rear enclosed by a 1.8m high fence. There is also an area to the front of the dwelling which provides on site parking and a some landscaping.

2 Planning History

None relevant

3 Proposal

Replace existing garage and rear extension with single storey side and rear extension. The new extension would have a depth of 4m from the existing rear elevation. It would also convert the existing garage/utility room into a study area. The roof would be flat at a height of 2.8m and would include a glazed roof lantern. The existing garage roof height is 2.2m, so this would be an increase of 0.6m. The materials would be brick to match the existing house.

4 Policy Considerations

National Policies
NPPF

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

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: 9

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 the design and effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable subject to other development control considerations.

(ii) Appropriateness of the design and effect on the streetscene

7.3 The design which would include a flat roof is considered appropriate in its context and the pitched roof lantern would provide a point of architectural interest. The depth is not excessive and would ensure that adequate amenity space would be retained in the rear garden. The view of the side element from the streetscene would not appear significantly different to the existing structure.

(iii) Effect on the neighbouring properties

7.4 No. 3 Esher Grove has an existing rear extension so the proposed extension would only impede past this by 2m. This would be unlikely to result in a loss of light or outlook, or be adversely overbearing. The extension would run along the rear boundary of No. 7 Charlesworth Drive. However, there would only be an increase of depth of 1m and the height would not exceed 3m so overall, is not considered to form an overbearing presence.

8 Conclusion

The proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/14/00294 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:

Location plan, block plan, site plan - Drwg No. 100 A

Existing floor and roof plans - Drwg No. 101 A

Existing elevations - Drwg No. 102 A

Proposed floor and roof plans - Drwg No. 103 A

Reason: - To ensure provision of a satisfactory development.