
Site Address:	18 Hurstville Drive, Waterloooville, PO7 7NB		
Proposal:	First floor rear and side extension.		
Application No:	APP/13/01104	Expiry Date:	30/12/2013
Applicant:	Mrs S Blake	Team:	Team 2
Agent:	Mr M Gillings	Case Officer:	Aaron Wright
	Mike Gillings - Building Plans		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a detached two storey house. The dwelling is of unusual design with a catslide roof, offering limited first floor accommodation. Most dwellings along this area of Hurstville Drive are of this design, however, the neighbouring dwellings to the north are more conventional in their appearance.

2 Planning History

None relevant to this site.

16 Hurstville Drive, Waterloooville

98/60678

First Floor Side Extension and Pitched Roof to Rear Elevation. Permission 18/12/98

3 Proposal

The application proposes a first floor rear and side extension to replace the existing flat roof. The extension would provide an additional bedroom, en-suite and study at first floor level. The proposed development would have a mono pitched roof and extend from the front elevation, along the full depth of the dwelling to the rear elevation. Windows are proposed in the front, rear and side elevation. The extension would be finished in cream render to match the appearance of the existing dwellinghouse. It is similar in design and appearance to that constructed at 16 Hurstville Drive (the neighbouring property).

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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: 4

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 upon the streetscene
- (iii) Impact upon neighbouring properties

(i) Principle of development

The application site is situated within the urban area and as such the principle of development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The only element of the proposal that would be visible from the streetscene (Hurstville Drive) is the front elevation of the extension. This has been designed to match the first floor extension at 16 Hurstville Drive. The extension at No.16 was permitted in 1998 (see history above) and work commenced on the extension in 2000. This extension sets a precedent for the streetscene.

The proposed extension would add bulk to the front elevation and would alter the unique design of the dwelling, however given that an identical development has been permitted at No.16, it would be difficult to refusal the application on the impact on the streetscene. The proposed development would be in keeping with similar developments and as such would not result in any significant harm to the character and appearance of the streetscene.

(iii) Impact upon neighbouring properties

The proposed extension would be sited directly adjacent to the adjoining neighbouring

property, No.20 Hurstville Drive. Nos.18 and 20 are attached by their single storey flat roofed garages. There are no first floor side windows in No.20.

The proposed first floor extension would be built over the single storey flat roofed garage so that it extends the full width of the plot. The extension would also extend the full depth of the dwellinghouse. There are no windows proposed on the north-east elevation facing towards No.20 and as such there would be no loss of privacy. A condition is recommended preventing any new windows being inserted into the north-east elevation to protect No.20. Although the extension would provide additional bulk at first floor level, it is not considered that the proposed extension would adversely affect the amenity of the owners/occupiers of No.20. No letters of representation have been received.

8 **Conclusion**

The proposed first floor extension is similar in design and appearance to that constructed at No.16 and as such would not adversely affect the character and appearance of the streetscene. The proposed development would not result in any significant loss of amenity to the residential neighbouring properties. The recommendation is to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01104 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the north-east (side) elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 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:

Existing First Floor Plan (Drawing No.2141.02)
Existing Roof Plan (Drawing No.2141.02)

Proposed Roof Plan (Drawing No.2141.02)

Ground floor/proposed first floor/elevations/site and location plan (Drawing No.2141.01)

Reason: - To ensure provision of a satisfactory development.