
Site Address:	12 Hartwood Gardens, Waterloooville, PO8 8RA		
Proposal:	Proposed ground floor extension to the front (North elevation)		
Application No:	APP/14/00153	Expiry Date:	09/04/2014
Applicant:	Mr Wheeler	Team:	Team 2
Agent:	Mr Jay	Case Officer:	Tina Pickup
	The Planning Service		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Number 12 Hartwood Gardens is a detached dwelling located at the end of a cul-de-sac off a private drive shared with nos. 11 opposite. The application site is orientated north - south which is at 90 degrees to nos 13 - 15 whose rear gardens abut the site. The siting of the dwelling is such that its side elevation is just 1.1m from the western boundary. A detached double garage is located to the east of the dwelling and the drive extends in front of the house and sweeps round the far side of the property. The dwelling is constructed with buff brick and brown windows and doors. The dwelling has an existing lean-to style conservatory across approximately half the rear elevation which extends out 3.45m. The height of this conservatory is between 2.3m and 2.7m. The windows within the western elevation of the conservatory are currently obscure glazed. The site is relatively level.
- 1.2 There are several significant trees in the vicinity - at the head of the cul-de-sac to the east of the application site is a 'wooded' area - these are TPO'd trees within the curtilage of nos 58 Hart Plain Avenue. There is also a TPO'd oak tree on the western boundary of the site within 5m of the existing conservatory which has clearly been pruned back heavily. The rear garden has 5' close boarded fencing together with shrubs on the western boundary. A paved patio area extends in front of the existing conservatory, to approximately the line of the rear of the detached double garage which also coincides with the approximate position of the oak tree.

2 Planning History

None at application site but see also current app 14/00087 for demolition of existing conservatory and replacement with lounge extension and conservatory

3 Proposal

- 3.1 The proposal involves the construction of a single storey extension on the front elevation of the dwelling having a sloping, tiled roof. It would extend 1.8m by 3.9m wide, located at the eastern half of the dwelling. The siting would be over the existing front flowerbed and just reach the curved driveway.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- Shared drive in joint ownership and this extension encroaches into this area. Concerned about integrity of drive during construction works and proximity of extension post works
- Following a discussion with the owner, the same objector wrote back to confirm points of ownership had been clarified and withdrawing his objection

Comment: The agent has also written to confirm that the extension does not encroach into any shared land and will be built within boundaries of nos 12 only.

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 street scene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The site is located within a defined urban area where development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and effect on the street scene

- 7.3 This is a modest extension having a sloping roof and matching details e.g. soldier course cills, materials etc. The window proportion on the front repeats the existing and an additional small side window is proposed in the east elevation. This would enable surveillance of the private drive and garage. The siting of the extension will extend right up to the curve of the drive providing access to the garage, but there is plenty of space for manoeuvring of vehicles and this will not affect access. The neighbour opposite has withdrawn his concerns about encroachment into the shared drive following discussions with the applicants.
- 7.4 The location of the dwelling at the head of the cul-de-sac means that this is the last property and served off a private drive. Therefore the front elevation of the site is not visible from any public domain, just from the other properties within the cul-de-sac, namely 10 and 11 Hartwood Gardens. The design and materials is sympathetic to the original dwelling and the proposal would not be visually harmful in the street scene.

(iii) Effect on neighbouring properties

- 7.5 The separation distance from the front of the application site to the front of the dwelling opposite, 11 Hartwood Gardens, is some 20m. Such a small extension will not impact in any way on the amenity of neighbouring residents.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00153

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
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:

Project Number 120, Drawing Nos. E001, E002, E003, E004, E005, E006, P001, P002, P003, P004, P005, P006, P007, P008 and P009.

Reason: - To ensure provision of a satisfactory development.