

1 Site Description

The site is located in Rounway which is a residential area in Waterloooville. The property is a two-storey, semi-detached property with a high ridge and front facing dormer window. Part of the front elevation is recessed. There is on site parking and there is a detached garage to the side rear. the front boundary is marked by a low boundary wall.

2 Planning History

None relevant

3 Proposal

Single storey front extension. This would infill the gap where the front elevation is currently recessed and extend it out to the most forward front building line. It would include one window in the front elevation which would be obscurely glazed.

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

None required.

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: 10

Number of site notices: 1

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) Effect on the neighbouring properties
- (iii) Effect on the streetscene

(i) Principle of development

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

(ii) Effect on neighbouring properties

7.3 Bringing the front building line forward inline with the rest of the front building line is unlikely to result in an overbearing form of development to the attached neighbour or those dwellings located opposite. To the west, the increase in length in this location would not be overly apparent to the neighbouring dwelling (No.63) as it would not project forward of the front building line.

(iii) Effect on the streetscene

7.4 Dwellings along this stretch of Roundway are very similar in regards to design and size. It is apparent however that a number of dwellings within the immediate vicinity have infilled this section of the porch area, creating a precedent for this form of development. It is considered that the other examples nearby have not lead to an adverse impact to the character of the streetscene of the symmetry of these semi detached dwellings. The design appears sympathetic to the main characteristics of the dwellinghouse, for example the continuation of the cat slide roof. It therefore not considered that the proposal will adversely affect the character of the streetscene.

7 Conclusion

7.1 It is considered that the proposed single storey extension is unlikely to appear overbearing to neighbouring dwellings or result in a loss of light 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/14/00268 subject to the following conditions: