
Site Address:	10 Thistle Down, Waterloooville, PO8 9LD		
Proposal:	Single story extension .		
Application No:	APP/14/00689	Expiry Date:	19/09/2014
Applicant:	Mr Perryer	Team:	Team 2
Agent:	Mr Perryer	Case Officer:	Rachael McMurray
	The Martin Ralph Group		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul-de-sac in Waterloooville called Thistle Down. It comprises a detached bungalow with a hipped pitched roof. There is a detached garage located to the side of the dwelling and a front driveway with on site parking. The space to the rear of the property is limited therefore the private amenity also extends around the sides of the dwelling with a larger portion being located on the south west of the site. This is enclosed by a 1.8m high fence.

2 Planning History

None relevant

3 Proposal

Single storey side extension to the SW elevation.

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

Environment Agency:
No objections

Arboriculturalist:
A response from the Tree Officer was not sought as when making the site visit it was clear that there were no trees on the site which would be in close proximity to the proposed extension.

Southern Water:

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers It is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire S021 2SW
www.southernwater.co.uk

Southern Water Services Ltd Registered Office: Southern House Yeoman Road
Worthing BN13 3NX Registered in England No. 2366670

Southern Water requires a formal application for any new connection to the public foul and surface water sewers to be made by the applicant or developer.
We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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: 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) Impact on the neighbouring properties

(i) Principle of development

7.2 The site is located in a defined urban area whereby development is considered to be

acceptable in principle subject to other development control considerations.

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

- 7.3 The design would feature a hipped roof which would be sympathetic to the design of the main dwelling. It also proposes to use matching materials. Overall it is considered that it would not have an adverse impact on the character of the dwelling or be highly visible from the streetscene. Adequate amenity space would remain at the property.

(iii) Impact on the neighbouring properties

- 7.4 The extension would extend out to the shared boundary fence with No. 8 Thistle Down however, this property has a different orientation and only the side elevation, which has no windows, would face onto the extension. The proposed rooflights are also well above eye level, therefore no loss of outlook or privacy would occur.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00689 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, existing floor plans and elevations - DN - A1-01
Proposed floor plans and elevations - DN - A1 -01 Rev A

Reason: - To ensure provision of a satisfactory development.