
Site Address:	31 Burnside, Waterloooville, PO7 7QQ		
Proposal:	Part single storey, part two storey side and rear extension; front infill porch.		
Application No:	APP/14/00652	Expiry Date:	19/08/2014
Applicant:	Mr & Mrs Nunn	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Waterloooville called Burnside. The application property comprises a two-storey, semi-detached dwelling of brick and tile construction with a pitched roof. There is a flat roof garage attached to the side elevation. There is an area of hardstanding in the front garden for on site vehicle parking. The rear garden is enclosed by a 2m high boundary fence.

2 Planning History

None relevant

3 Proposal

Part single storey, part two-storey side and rear extensions; front infill on the porch.

4 Policy Considerations

National Policies
NPPF

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

Environment Agency: - no objections

Development Engineer: - no objections

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: 5

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 application site is located in a defined urban area whereby development is acceptable in principle subject to other development control considerations.

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

7.3 The proposal would include the demolition of the garage and the construction of a two-storey side extension. The depth would be that of the existing dwelling and the roof would be continuation of the existing roof. The extension would not be subservient in height however it would be in width and would relate well to the front elevation which is subdivided into two sections. The extension would add a third section, but as this would be a similar width to the existing sections, a visual balance would be achieved. This is a common feature along the streetscene where several properties have been extended in a similar fashion.

7.4 The rear extension would feature a flat roof and would be a continuation of the existing flat roof extension which sits to the rear of the main house. It is considered that this would not present any design issues.

7.5 The number of bedrooms would increase from three to four and therefore three parking spaces would be required on site. A plan has been submitted with the application to show that this can be achieved.

(iii) Effect on the neighbouring properties

7.6 As the two-storey extension would not impede past the rear or front building lines, the neighbour at No. 33 is unlikely to suffer a loss of outlook or experience a loss of amenity as a result of the extension. The rear extension would be set off the boundary slightly however, this would be flat roof and would due to the depth of only 3m, would be unlikely to have a harmful impact in terms of loss of outlook or amenity.

8 Conclusion

The application 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/14/00652 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 shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 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:

Location plan - P1
Site layout plan - DN - 3972/500 A
Roof plan - DN - 3972/200
Existing GF plan - DN - 3972/1
Existing FF plan - DN - 3972/2
Existing elevations - DN - 3972/3
Proposed elevations - DN - 3972/6 A
Proposed GF plan - DN - 3972/4 B
Proposed FF plan - DN - 3972/5 A

Reason: - To ensure provision of a satisfactory development.