
Site Address:	24 Fairmead Walk, Waterloo, PO8 9AL		
Proposal:	Single storey rear extension.		
Application No:	APP/13/01109	Expiry Date:	31/12/2013
Applicant:	Mr G Martin	Team:	Team 2
Agent:	Mr G Martin	Case Officer:	Jenna Shore
	Derek Treagus Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached bungalow with a hipped roof. The level at the site decreases from the front to the rear. At the base of the garden are several TPO trees located some distance and at a reduced height in relation to the main dwellinghouse.
- 1.2 To the east is a detached bungalow that has been extended to the rear by a hipped roof extension appearing bulky when stood in the rear garden of the application site. The boundary treatment consists of a 2m wall and is staggered as a result of the change in level. To the west is a detached bungalow sited further back in relation to the application site. The dwelling has been extended to the rear with a conservatory, the side elevation of this is brick built and rendered white. A 1.8m fence forms the boundary.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a single storey rear extension with a roof lantern.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Arboriculturalist

The TPO trees appear to be at the rear of the very long rear garden and the proposed development should not impact on the RPAs.

No Arb documentation has been supplied with this application.

If there are any other significant trees on site that may be compromised by the development please let me know and I will take a look.

In this instance a condition (should permission be recommended) must be included to provide a TPP prior to any work starting on site.

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: 6

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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling

(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.

7.3 Under recent changes (August 2013) to the General Permitted Development Order the proposal, at 7m in length could be erected under Prior Notification. It is noted that no objections have been received to the scheme and as such would have been deemed as acceptable.

(ii) Effect on neighbours

7.4 To the west the rear elevation of the neighbouring dwelling is located further north than that of the application site. This is in combination with a rear conservatory means that the rear elevation is in line with that of the proposal. The full length of the extension is therefore likely to be screened from view by the neighbouring property. The window proposed to the west will look out to the blank side wall of the neighbouring extension. This window is therefore unlikely to result in overlooking.

- 7.5 To the east the boundary treatment consists of a 2.0m wall, the neighbouring dwelling to this side has also extended to the rear with a single storey extension. The proposal is slightly longer in length however, but would be partially screened by a combination of the boundary treatment and the extended section. It is unlikely that the proposal would appear overbearing in this location.

(iii) Effect on the character of the existing dwelling

- 7.6 The proposed extension is located to the rear of the property and is not clearly visible within the streetscene. The proposal has a flat roof and does not necessarily reflect any design features of the original dwelling. However due to the siting at the rear this is unlikely to detract from the character of the existing dwelling.

8 Conclusion

- 8.1 Under recent changes to the General Permitted Development Order it is considered that the proposal could be erected under Prior Notification.
- 8.2 The extent of development to both the rear elevation of the neighbouring dwellings and the high boundary treatment limits the extent to which the proposal could appear overbearing or visually intrusive. The proposal is therefore considered 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/13/01109 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 No development including site clearance shall commence on the site until all protected trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a

minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and 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:

Location plan, block plan and proposed elevations and floor plan received by the Council 5th November 2013

Existing elevations and floor plan received by the Council 5th November 2013

Reason: - To ensure provision of a satisfactory development.