
Site Address:	70 Hart Plain Avenue, Waterloooville, PO8 8RX		
Proposal:	Front bay extension.		
Application No:	APP/13/00574	Expiry Date:	12/08/2013
Applicant:	Mr & Mrs Smith	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the junction of Hart Plain Avenue and Fairbourne Close. It comprises a detached, chalet style property of brick and tile construction. There is private amenity space to the north of the site and an open garden to the south. The entrance is located on the west elevation of the property. This is marked by a low boundary wall. There is a bay window at ground floor level on the south elevation which faces onto Hart Plain Avenue.

2 Planning History

07/72165/000

Side dormer to existing bedroom. Permitted - 9/5/07

3 Proposal

Front bay window extension.

The existing bay window protrudes by 0.3m. The proposal is to extend this by 0.7m and add a canopy structure over the window. and a base brick wall underneath the glazed section.

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

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: 4

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 the streetscene

(i) Principle of development

7.1 The site is located in an urban area where development is considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on the streetscene

7.2 The proposed extension to the bay window is considered to be very minor in terms of scale and is considered not to have an adverse impact on either the appearance of the main dwelling or the visual amenity of the streetscene.

8 Conclusion

The proposal 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/13/00574 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, unless agreed otherwise in writing by the Local Planning Authority.
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:

Site plan and existing elevations and floor plans - NP01

Proposed elevations and floor plans - NP02

Reason: - To ensure provision of a satisfactory development.