
Site Address:	6 Hillside Avenue, Waterlooville, PO7 5BB		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00470	Expiry Date:	12/07/2013
Applicant:	Mrs J Gaston	Team:	Team 1
Agent:	Mr P Davey	Case Officer:	Heather Lealan
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached house located on the north side of Hillside Avenue. The property is typical in style to the surrounding dwellings and many of these properties have been extended in the past.
- 1.2 The property itself incorporates a wingback, typical to these dwellings, and which adjoins to the attached neighbouring dwelling's single storey wing back. The rear of the site is well screened from the adjacent neighbouring dwelling to the east by a 2m (approx) close boarded fence. There is vehicular parking to the front of the dwelling and an access to the rear of the dwelling which is shared with the adjacent dwelling to the east.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Single storey rear extension.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

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

Southern Water:

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant.

Furthermore, 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 Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (Tel 01962 858688). Southern Water requires a formal application for any connection to the public sewer 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 Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (Tel 01962 858688), or www.southernwater.co.uk".

Comment - the public sewer runs across the front of the site more than 3m from the proposed development. An informative can be added in case SW records are not accurate.

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: 8

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 character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Adequacy of parking

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on the character and appearance of the area

- 7.3 This scheme is well designed with a pitched roof which is consistent with the existing rear single storey wing back. It will not be visible from the streetscene and is modest and subservient to the main dwelling house. Therefore, it is not considered that the proposal would be harmful to character and appearance of the area or of the dwelling.

(iii) Effect on neighbouring properties

- 7.5 Due to the single storey nature of this proposal, the acceptable depth of 3.5 metres, the same length as the existing wing back which adjoins a similar wing back to the adjoining dwelling and the separation distance of the adjacent dwelling to the east; it is not considered that the development would have an unacceptable impact on the amenities of the occupants of either of the adjacent residential properties.
- 7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011

(iv) Adequacy of parking

- 7.8 The proposed development would not lead to the loss of existing parking to the front of the house and no further bedroom accommodation is proposed; it therefore would meet the adopted local policy requirements in relation to car parking.

8 Conclusion

- 8.1 In conclusion the proposed extension is considered to be acceptable subject to planning conditions and should be granted consent

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00470 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:

OS Location Plan licence number 100019980 received 17 May 2013
OS Block Plan licence number 100019980 received 17 May 2013
Proposed Ground Floor and First Floor Layout Plan 1 received 17 May 2013
Proposed Elevations Plan 2 received 17 May 2013
Proposed Section Plan 3 received 17 May 2013
Existing floor Plans and Elevations Plan 4 received 17 May 2013

Reason: - To ensure provision of a satisfactory development.