
Site Address:	22 The Brow, Waterlooville, PO7 5BZ		
Proposal:	Two storey rear extension and new first floor bedroom window to east side elevation.		
Application No:	APP/13/00543	Expiry Date:	01/08/2013
Applicant:	Mr Crawford-Jones	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Heather Lealan
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a detached house located on the south side of The Brow. The property is typical in age to the surrounding dwellings and many of these properties have been extended in the past. The properties vary greatly in terms of design as the plots were developed individually.
- 1.2 The property itself is a 3 bed dwelling of a generous size with a 27m rear garden. There is parking for at least two cars on the driveway to the east of the dwelling and a single storey garage located at the end of the driveway in line with the rear of the dwelling house.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Two storey rear extension and new first floor bedroom window to east side elevation

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

Development Engineer - No adverse comments

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 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 proposes a two storey rear extension of 3m in depth and 5.25 m in width located to the towards the eastern side of the rear elevation of the dwelling house

7.4 The proposed rear extension is well designed with a hipped and pitched roof and will not be readily visible from the main street. Therefore, it is not considered that the proposal would be harmful to character and appearance of the area.

(iii) Effect on neighbouring properties

7.5 The two storey element of this proposal will be closest to the adjacent dwelling (No.24) to the east of the site, however, given the siting of this dwelling further south than that of the application site dwelling, the proposed two storey addition will only extend 1m beyond the main rear wall of No.24. Furthermore the separation distance of 7.5m between the two side elevations of these adjacent dwelling is sufficient to ameliorate any negative impact. The dwelling to the west (No.20a) is located sufficient distance from the proposed two storey addition so that the amenities of the occupiers would not be impacted to an unacceptable extent.

7.6 The only window proposed at first floor level is within the eastern elevation of the original dwelling house. Given the siting of the window within the wall of the original dwelling house, the siting further south of No.24 and the absence of first floor windows

within the western elevation of No.24, it is not considered that a detrimental impact in terms of overlooking to this neighbouring site will be caused. 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

- 7.7 The proposed development would not lead to the loss of existing parking. Additionally, the increase in the number of bedrooms from 3 to 4 will not require an increase in the current level of parking. However, given the increase in bedrooms the existing level of parking should be conditioned to remain and as such the proposal would then meet the requirements of policy DM13 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/13/00543 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 Site Location and Block Plan Licence No. O1580780 received 5 June 2013
Existing Ground Floor Plan 1 received 5 June 2013
Existing First Floor Plan 2 received 5 June 2013
Existing Elevations Plan 3 received 5 June 2013
Proposed Elevations Plan 4 received 5 June 2013
Proposed Ground Floor Plan 5 received 5 June 2013
Proposed First Floor Plan 6 received 5 June 2013

Proposed Sections Plan 7 & 8 received 5 June 2013

Reason: - To ensure provision of a satisfactory development.

- 4 The development shall not be brought into use until a minimum of 3 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.