
Site Address:	19 Goodwood Close, Waterlooville, PO8 8BG		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00763	Expiry Date:	01/10/2013
Applicant:	Mr Black	Team:	Team 2
Agent:	Mr Galloway	Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul de sac in Waterlooville. It comprises a detached, chalet style bungalow of brick and tile construction. It has flat roof dormer windows on the side facing roof slopes. There is a front garden and shared paved driveway with No. 17, which leads to a double flat roof garage at the rear. There is a rear garden which is enclosed by a 1.8m high fence. The dwelling has previously been extended at the rear to include a single storey rear extension along the west boundary.

2 Planning History

None relevant to this application.

3 Proposal

The proposal is to extend the existing single storey extension by a further 4.1m along the western shared boundary with No. 17. The roof of the existing extension would be continued with a ridge height of 2.9m. It would be wider than the existing extension by 1m, so would extend further into the garden. Matching materials are proposed.

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

Hampshire Biodiversity Information Centre:
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: 7

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
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.1 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other relevant planning considerations.

(ii) Appropriateness of the design

7.2 The proposed extension would be a continuity of the existing extension to the property with the same roof height and design and would have matching materials. An acceptable level of amenity space would remain in the rear garden. It is considered that the proposal would not adversely affect the character of the main property.

(iii) Effect on the neighbouring properties

7.3 The extension would run alongside the existing double garage in situ within the rear garden of No. 18. Due to the low ridge height and positioning of the garage on the shared boundary, the structure would be unlikely to have an adverse impact on neighbouring properties.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00763 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:

Existing and proposed floor plans and elevations - DN: 13/40/P01

Proposed block plan - DN: 13/40/B01

Site Plan - DN: 13/40/L01

Reason: - To ensure provision of a satisfactory development.