
Site Address:	52 Silverdale Drive, Waterloooville, PO7 6DP		
Proposal:	Single storey front extension.		
Application No:	APP/13/00448	Expiry Date:	08/07/2013
Applicant:	Mrs S Ford	Team:	Team 2
Agent:	Mr P Davey	Case Officer:	Rachael McMurray
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential road in Waterloooville and comprises a semi-detached bungalow with a hipped roof. There is on site parking to the front of the property and a detached garage at the side/rear. The area is characterised by bungalows.

2 Planning History

None relevant.

3 Proposal

Single storey front extension which would extend across half the width of the front elevation and extend forward of the front building line by 2m. It would feature a hipped roof to match with the main property and matching materials.

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

Development Engineer:
No objections

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

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 and effect on the streetscene
- (ii) Effect on the neighbouring properties

(i) Principle of development

The site is located in an urban area where development is acceptable in principle subject to other environmental considerations.

(ii) Appropriateness of the design and effect on the streetscene

The design of the extension would be in keeping with the main property and would be subservient in scale. It would retain the parking on the front hard standing. The proposal would unbalance the property and its attached neighbour. However, there are many examples of unbalanced semi-detached properties in the street scene and therefore it would be difficult to warrant a reason for refusal on those grounds. Furthermore, this is considered to be small-scale development and would be unlikely to be highly noticeable in the streetscene.

(iii) Effect on the neighbouring properties

The extension would not impede on the front outlook of either neighbouring property as its depth would be minimal and it would not affect the 45 degree line of sight. Overall it is considered that there would not be an adverse impact on the neighbouring properties.

8 Conclusion

The proposal is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00448 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:

P1 - site plan

P2 - block plan

P3 - existing GF plan

P4 - existing front elevations

P5 - proposed floor plan, elevations and section.

Reason: - To ensure provision of a satisfactory development.