
Site Address:	29 Summerhill Road, Waterloooville, PO8 8XD		
Proposal:	Rear ground floor extension.		
Application No:	APP/13/01121	Expiry Date:	03/01/2014
Applicant:	Dr Jenkins	Team:	Team 2
Agent:	Mr Jay	Case Officer:	Jenna Shore
	The Planning Service		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey dwelling with a pitched roof and rendered cream. To the east and west roofslopes are two flat roof dormers. The dwelling has also been extended to the rear by a single storey flat roof extension.
- 1.2 To the east is a two storey dwelling which has been extended to the rear by a two storey pitched roof extension. As a result the rear elevation of this dwelling protrudes further south than that of the application site, The shared boundary consists of a 1.8m fence and 2-3m hedge.
- 1.3 To the south is a two storey dwelling, partially screened from view by a 4-5m hedge.
- 1.4 To the west is a detached bungalow. This dwelling has also been extended to the rear, again causing the rear elevation to protrude out further than that of the application site. The boundary treatment consists of a 1.8m fence.

2 Planning History

APP/13/00136
First floor rear extension.
Permitted. 03/04/2013

3 Proposal

- 3.1 The application seeks to erect a single storey rear/side extension to the south east corner of the existing dwelling. The proposal attaches to the recently permitted first floor extension under reference APP/13/00136.

4 Policy Considerations

National Policies
National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 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

6 Planning Considerations

6.1 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 neighbours
- (iii) Effect on the character of the existing dwelling

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

6.3 To both the east and west the neighbouring dwelling have both extended out significantly, beyond the rear elevation of the proposed extension. To the east a garage within the curtilage of the neighbouring garden provides distance to windows and additional screening to the proposal. Consequently it is unlikely that the proposal would appear overbearing or result in a loss of light to this side. The mono pitch roof means that mass and bulk is pushed back onto the application site and away from the shared boundary.

6.4 The gardens are south west facing, as a result of this it is unlikely that the development would lead to overshadowing or loss of light to neighbouring windows.

(iii) Effect on the character of the existing dwelling

6.5 The design of the proposed extension incorporates some of the design features of the original dwelling, most notably matching the slope angle of the original roof. The proposal also seeks to incorporate windows of a similar design and matching materials. The proposal seeks to square off the rear elevation and add symmetry to the unique roof design of the existing dwelling, the proposal may therefore improve the appearance to the rear. The alterations are not visible from the streetscene and the front elevation is not indicated to be changed as a result of this application.

7 **Conclusion**

- 7.1 Due to the scale, siting and design of the proposed rear extension it is unlikely that the proposal would lead to an adverse impact to neighbouring dwellings or the character of the existing dwelling. The proposal is therefore acceptable.
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8 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01121 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.
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:

Location plan drawing number E001 received by the Council 8th November 2013

Existing block plan drawing number E002 received by the Council 8th November 2013

Proposed block plan drawing number P002 received by the Council 8th November 2013

Existing elevations drawing number E003 received by the Council 8th November 2013

Proposed elevations drawing number P003 received by the Council 8th November 2013

Proposed south west elevation drawing number P004 received by the Council 8th November 2013

Proposed CGI south west elevation drawing number P007 received by the Council 8th November 2013

Proposed CGI south east elevation drawing number P008 received by the Council 8th November 2013

Existing ground floor plan drawing number E004 received by the Council 8th November 2013

Proposed ground floor plan drawing number B003 received by the Council 8th November 2013

Existing first floor plan drawing number E005 received by the Council 8th November 2013

Reason: - To ensure provision of a satisfactory development.