
Site Address:	12 Roundway, Waterloooville, PO7 7QA		
Proposal:	Single storey front extension.		
Application No:	APP/13/01187	Expiry Date:	21/01/2014
Applicant:	Mr & Mrs Poole	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached chalet style property with a detached garage and driveway to the side, the adjoining property being to the north. It has a cat slide beige tiled roof and a flat roofed front dormer with elevations of red multi-brick, timber cladding and smooth white render to the front at ground floor. The site is level and the frontage is generally open with some small shrubs to the northern and eastern boundaries of the front garden.
- 1.2 The adjoining property to the north is of the same style and design as is the semi-detached property to the south, which has the benefit of a similar front extension. Opposite the site are semi-detached properties of a similar style, age and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey front infill extension of 1.4 metres in depth, 3.1metres in width with a 2.1 metre eaves height rising to a maximum height of 3.5 metres, which will regularise the front elevation of the dwellinghouse. The front door is to be relocated on the south (side) of the property and a rooflight added to the front elevation of the roof, although these alterations are deemed to be permitted development and would not require the benefit of planning permission.

4 Policy Considerations

National Policies

National Planning Policy Framework 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

None

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: 5

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 design
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design

7.3 The proposed extension would be visible from the public realm, however a number of dwellings in the immediate vicinity have infilled this section of the property creating a precedent for this type of development. The size of the extension is fairly modest and would regularise the appearance of the front of the property, therefore it is not considered that the proposal would result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building and is considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 There are no new windows in the side elevation of the proposal and the adjacent property is situated an adequate distance away, therefore the proposal is considered unlikely to appear overbearing or lead to overlooking. Given the design and location of the proposal, it is considered any impact would be negligible.

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01187 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
Site layout plan
Proposed roof plan
Existing and proposed floor plans
Existing and proposed elevation plans

Reason: - To ensure provision of a satisfactory development.