
Site Address: 42 Shillinglee, Waterloooville, PO7 5RW
Proposal: Extension of time limit for implementation of Planning Permission APP/10/00007 for a single storey rear extension.
Application No: APP/13/00472 Expiry Date: 15/07/2013
Applicant: Mrs E Goodwin Team: Team 1
Agent: Case Officer: Heather Lealan
Ward: Purbrook

Recommendation:

1 Site Description

- 1.1 42 Shillinglee is a semi-detached property located on the north side of Shillinglee. The property is single storey but has undergone a loft conversion to provide first floor accommodation. There are three box dormer windows on the roof, 1 no. to the south side, 1 no. to the west side and 1 no. on the north side. There is a small garden to the front of the property that has been laid to lawn. There is a driveway to the west side of the dwelling leading to a detached garage to the rear of the property. Parking is provided for three or four cars. To the rear of the property the garden slopes up very slightly from the property. A 2m high close boarded fence surrounds this garden.

2 Planning History

09/50273/000

Single storey rear extension to a depth of 5 metres - Refused

APP/10/00007

Single storey rear extension to a depth of 4m incorporating a flat roof with a tiled bonnet around a roof lantern centred in the roof. It is proposed that the additional space will provide a family room allowing the existing study to be converted to a third bedroom. Permit

3 Proposal

Extension of time limit for implementation of Planning Permission APP/10/10/00007 for single storey rear extension

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 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 neighbouring properties

(i) Principle of development

7.2 The site lies within the built up area and within an area where extension to a dwelling is acceptable in principle, subject to the usual development control policies.

(ii) Appropriateness of the Design

7.3 This was assessed under planning permission APP/10/00007 and found to be acceptable. There have been no material changes since the grant of that permission which would impact this consideration.

(iii) Effect on neighbouring properties.

7.4 This was assessed under planning permission APP/10/00007 and found to be acceptable. There have been no material changes since the grant of that permission which would impact this consideration.

8 Conclusion

There are no changes since the previous approval which would support refusing the current application, and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00472 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:

Location Plan OS No.00134900 received 6 April 2010

Block Plan OS No.00134900 received 6 April 2010

Existing Floor Plans, Elevations and Roof Plan drwg.no 2087.09.1 received 6 April 2010

Proposed Floor Plans, Elevations and Roof Plan drwg.no 2087.09.2 rev. A received 6 April 2010

Reason: - To ensure provision of a satisfactory development.