
Site Address:	15 Topaz Grove, Waterloooville, PO7 8ST		
Proposal:	Single storey side extension.		
Application No:	APP/13/00918	Expiry Date:	07/11/2013
Applicant:	Mr & Mrs Attrill	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling constructed from multi brick and a pitched roof. The dwelling is accessed to the south from a small cul-de-sac section of Topaz Grove. To the south is a double garage and a driveway. To the north is the garden area and a detached dwelling located beyond. A 1.8m fence forms the boundary. To the east is the access driveway to neighbouring dwellings located further east.
- 1.2 The level at the site decreases from east to west.

2 Planning History

99/64252/000

Single storey side extension.

Refused. 30/06/1999

3 Proposal

- 3.1 The application seeks to erect a single storey side extension with a mono pitch roof with rooflights to the roofslope and a door to the north elevation.

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 and the streetscene

(i) Principle of development

6.2 The applications 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 The proposed extension is to be sited along the length of the western elevation of the existing dwelling. The proposal is a continuation of the existing garage and does not protrude beyond this wall further towards the highway. The nearest neighbour is located beyond the highway and consequently some distance from the proposal. The proposal is single storey and therefore modest in terms of bulk and mass. The use of a mono pitch roof means that mass at its highest point is located adjacent to the existing dwelling, reducing the perception of bulk and limited the extent which the development could appear overbearing.

6.4 The proposal is screened partially from view from the west and the north by a 1.8m fence. The door located to the north is unlikely to result in overlooking at ground floor level due to the extent of the boundary treatment. Roof lights to the roof slope are also above head height limiting overlooking to the west.

(iii) Effect on the character of the existing dwelling and the street scene

6.5 The proposal is modest in height and is likely to be partially screened from the streetscene by the boundary treatment. The design is considered to be in keeping with that of original dwelling and is unlikely to detract from the overall character.

8 Conclusion

8.1 The scale, siting and design of the proposal is unlikely to lead to an adverse impact on neighbouring dwellings which are noted to be some distance to the proposal. The design and scale are also considered to be in keeping with character of the immediate area and are therefore unlikely to lead to an adverse impact on the street scene.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00918 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 received by the Council 12th September 2013

Block plan drawing number 3849/500 received by the Council 12th September 2013

Existing elevations drawing number 3849/3 received by the Council 12th September 2013

Proposed elevations and sections drawing number 3849/4 received by the Council 12th September

Existing ground floor plan drawing number 3849/1 received by the Council 12th September 2013

Proposed ground floor plan drawing number 3849/2 received by the Council 12th September 2013

Reason: - To ensure provision of a satisfactory development.