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|-----------------|-----------------------------------------|---------------|------------------|
| Site Address:   | 8 Titus Gardens, Waterlooville, PO7 8JT |               |                  |
| Proposal:       | Two storey rear extension.              |               |                  |
| Application No: | APP/13/01176                            | Expiry Date:  | 17/01/2014       |
| Applicant:      | Mr & Mrs Till                           | Team:         | Team 2           |
| Agent:          | Mr S Male                               | Case Officer: | Rachael McMurray |
| Ward:           | Waterloo                                |               |                  |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site is located in the corner of a residential cul-de-sac- Titus Gardens. The east boundary separates the plot from Tempest Avenue which provides access into Titus Gardens. The property has a flat roof double garage attached to the NW elevation by a link extension (see planning history). There is a front driveway which provides parking for three vehicles. There are varying ground levels in the cul-de-sac, so No. 8 sits higher than its neighbours and also higher than the highway of Tempest Avenue. However, due to a high level of vegetation screening, the property is not visible from Tempest Avenue. There is a short terrace row which sits to the rear of the site in Florentine Way (No's 1, 3, 5, 7). These are set at a higher ground level than the application site due to the raise in ground levels northwards.

## **2 Planning History**

01/66002/000

Single storey side extension linking house to double garage, replacement bay window in front elevation and extension of existing canopy on front elevation. Permitted.

## **3 Proposal**

The proposal is for a two-storey rear extension with a gable end and pitched roof. The extension would have a depth of 3m and extend out from the north corner and be set in from the east corner by 3.5m. The materials would match those on the existing dwelling.

## **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**

None required.

## **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: 7

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 the design and effect on the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control consideration.

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

7.3 The design relates well to the main dwelling in terms of roof design, scale and massing. It would be suitably subservient in depth, width and height and would feature matching materials and fenestration. Adequate amenity space, in that it would be comparable to other nearby properties, would be retained on the plot.

7.4 The extension would not be visible from Titus Gardens due to it being on the rear elevation. It would also not be visible from Tempest Avenue due to the high level of vegetation screening on the eastern boundary. The extension would be partly visible from Florentine Way, through the gap between No. 7 Florentine Way and the adjacent garage block. However, it would be set on a lower ground level and back from the highway and therefore not highly visible or harmful.

(iii) Impact on the neighbouring properties

7.5 Due to the location of the application site being in the corner of the cul-de-sac, the proposed extension would not be visible from either of the immediate neighbouring properties and therefore would have no adverse impact.

7.6 It would be visible from the front outlook of No's 7 and 5 Florentine Way however, it would be well within 45 degrees and therefore would be considered to not have an adverse impact.

## 8 **Conclusion**

The application is considered to be acceptable and is therefore recommended for approval.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01176 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:

Site Plan, Proposed floor plans and elevations - Drwg No. 13/19/2  
Existing floor plans and elevations - Drwg No. 13/19/1

**Reason:** - To ensure provision of a satisfactory development.