
Site Address:	43 Deverell Place, Waterlooville, PO7 5ED		
Proposal:	Single storey front extension to garage.		
Application No:	APP/13/00193	Expiry Date:	03/05/2013
Applicant:	Ms O Brown	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 A detached chalet bungalow located at the southeastern terminus of the Deverell Place cul-de-sac. The property is of traditional brick and tile construction, and has a flat roofed garage located on its eastern side, slightly recessed from the main front elevation.
- 1.2 The frontage is open and laid to hard surfacing; a dwarf brick wall forms the boundary with the neighbour to the east (No.41), which is a detached bungalow with conservatory attached to the western elevation (adjacent to the garage of No.43). A hedge of modest height (c. 1.6m) supplements the dwarf wall immediately adjacent to the front of the garage.

2 Planning History

None

3 Proposal

- 3.1 A 1.5m deep extension to the front of the garage, matching in height, materials and detailing the existing structure. The resulting garage will remain behind the main building line of the property.

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: 9

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 design
- (iii) Impact on neighbouring properties

(i) Principle of development

7.2 The application lies within the built up area where extensions to dwelling houses are acceptable in principle, subject to normal development control criteria.

(ii) Appropriateness of design

7.3 The design of the garage extension has clearly been designed to mimic the scale and proportions of the existing structure, and should sit comfortably with the existing building. The resultant garage will still lie behind the main facade of the dwelling and read as a subservient structure. As such the extension will be a sympathetic addition to the property and complement the existing character of the street scene.

(iii) Impact on neighbouring properties

7.4 The extension lies on the eastern side of the existing dwelling and as such is only likely to have an impact on No.41, the detached bungalow immediately to the east. This property lies at a slightly lower ground level than No.43, and is angled such that its principal front aspect cuts across No.43's frontage. Given the limited size and bulk of the extension proposed, however, and the fact that the addition will still lie behind the main facade of No.43, it is not considered that the outlook from the front of the property will be unacceptably affected.

7.5 To the side, No.41 also benefits from a conservatory which has windows facing towards the application site. This conservatory, however, is already very much in the shadow of the existing house, and the addition of 1.5m to the front of the garage is considered unlikely to give rise to a significant impact on light or outlook to that room.

7.6 No objections have been received from any neighbours to the site.

8 Conclusion

- 8.1 The extension is acceptable in principle, is appropriate in design terms, and is considered to have a limited and acceptable impact on the amenity of the adjoining property. The application 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/13/00193 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east side elevation of the extension hereby approved without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Location Plan produced 8 February 2013
Proposed Garage Extension Sheet 1 of 3 received 8 March 2013
Proposed Garage Extension Sheet 2 of 3 received 8 March 2013
Proposed Garage Extension Sheet 3 of 3 received 8 March 2013
Appendix 1: Hedge H1 Sheets 1-4

Reason: - To ensure provision of a satisfactory development.