
Site Address:	19 Goodwood Close, Waterlooville, PO8 8BG		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00985	Expiry Date:	28/11/2013
Applicant:	Mr Black	Team:	Team 2
Agent:	Mr Galloway	Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul de sac in Waterlooville. It comprises a detached, chalet style bungalow of brick and tile construction. It has flat roof dormer windows on the side facing roof slopes. There is a front garden and shared paved driveway with No. 17, which leads to a double flat roof garage at the rear. There is a rear garden which is enclosed by a 1.8m high fence. The dwelling has previously been extended at the rear to include a single storey rear extension along the west boundary.

2 Planning History

APP/13/00763
Single storey rear extension. Permitted.

3 Proposal

In addition to the single storey extension approved under Planning Permission APP/13/00763, the proposal is now to extend across the rear elevation of the property to a depth of 5m. The roof would be pitched with a glazed central section to the ridge and a low parapet roof to the eastern section. Matching materials to the main house are proposed.

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

Hampshire Biodiversity Information Centre:
No adverse comments.

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
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.1 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other relevant planning considerations.

(ii) Appropriateness of the design

7.2 The proposed extension would extend out from the existing kitchen and dining room to a depth of 5m. This would then match an existing projecting rear section which forms part of the original dwelling. This is the section that the previously approved extension would be added on to. The proposed extension would feature two sections of pitched roofs and would relate well to the main dwelling in terms of design and materials. An acceptable level of amenity space would remain in the rear garden.

(iii) Effect on the neighbouring properties

7.3 The extension would be well contained within the central area of the plot and would therefore have no impact on neighbouring properties in terms of loss of outlook, light or privacy.

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00985 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 - Drwg No. 13/53/L01

Block Plan - Drwg No. 13/53B01

General arrangement - Drwg No. 13/53/P01

Reason: - To ensure provision of a satisfactory development.