
Site Address:	3 Broadmeadows Lane, Waterloooville, PO7 8QL		
Proposal:	First floor side extension above existing garage.		
Application No:	APP/13/00913	Expiry Date:	06/11/2013
Applicant:	Mr P Barnett	Team:	Team 2
Agent:	Mr D Mann	Case Officer:	Jenna Shore
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a pitched roof. To the west is an attached garage with a pitched roof. The level at the site decreases sharply from the front to the rear. To the east and west are semi detached dwellings similar in design to that of the application site. Opposite is a detached dwelling with a first floor side extension over the garage. To the rear is a highway and neighbouring dwellings beyond. The change in level means that the dwelling occupies an elevated position looking down over these properties.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a first floor extension over the existing garage. The proposal does not create any additional bedrooms.

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: 8

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 application 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 located side by side to the blank gable end of the neighbouring dwelling. There are no windows located to this side elevation reducing the possibility of loss of light. The extension does not protrude further north or south of the original front and rear wall. The siting side to by side the neighbouring dwelling is likely to screen much or the perception of mass and bulk to this dwelling. It is unlikely that the proposal would appear overbearing or visually intrusive.

6.4 To the rear the dwelling looks down over the highway and residential dwellings. Windows are already located to the rear elevation at first floor level. It is unlikely that the additional rear window would result in an increase in overlooking although it is acknowledged that the perception may increase, this is unlikely to be detrimental.

(iii) Effect on the character of the existing dwelling and the streetscene

6.5 The dwelling is located within a unique streetscene, there has been very little development, most dwellings appear very similar and all are kept to a very high standard. Two dwellings have been developed in a very similar way to this proposal without a detrimental impact to this unique setting. The extensions to both dwellings have not been set down or set back and appear as original. Consequently it was not considered necessary in this instance to request this amendment. Due to the other forms of development a precedent has been set but it is considered that the design and appearance is in keeping with the streetscene and is unlikely to lead to a detrimental impact.

8 Conclusion

8.1 The siting and scale of the proposed extension is unlikely to result in an adverse impact to the neighbouring dwellings in this parallel location. The design is similar in appearance and bulk to that of other extensions in the streetscene setting a precedent for development of this nature.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00913 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 11th September 2013
Existing and proposed elevations and floor plans Drawing number 1 of 2 received 11th September 2013
Sections Drawing number 2 of 2 received 11th September 2013

Reason: - To ensure provision of a satisfactory development.