
Site Address: 17 Gleneagles Drive, Waterloooville, PO7 8RX
Proposal: Two storey side extension incorporating new integral garage, following removal of existing store. (Revised application).
Application No: APP/13/00580 Expiry Date: 19/08/2013
Applicant: Mr Johnson Team: Team 2
Agent: Case Officer: Jenna Shore
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a pitched roof. To the front of the dwelling is a detached pitched roof double garage, to the south is a large shed. The dwelling is sited on shared driveway on Gleneagles Drive and is clearly visible from the front down the length of the highway and from the east and west of Grassmere Way.
- 1.2 To the front a hedge partially screens the garage with another hedge screening the side and rear garden from Grassmere Way.
- 1.3 Dwellings along this area of Grassmere Way are generally detached and two storey.

2 Planning History

APP/13/00298

Two storey side extension incorporating new integral garage, following removal of existing store.

Refused. 21/05/2013

02/64150/000

Erection of shed to south west of the dwellinghouse.

Permitted. 18/12/2002

3 Proposal

- 3.1 The application seeks to erect a two storey side extension incorporating an integral garage. The dimensions are as follows: 4m in width, 6.1m in height to the ridge, 5.4m in length. The proposal is set back at the front by 1.2m and set down at the ridge by 0.5m.

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 Statutory and Non Statutory Consultations

Development Engineer
Awaiting 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: 10

Number of site notices: 0

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

(i) Principle of development

7.2 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 .

7.3 The siting of the dwelling on the junction of Grassmere Way and Gleneagles Drive means that the proposed extension is not immediately adjacent to a neighbouring dwelling. To the south west there a gap of approximately 23m to No.31 Grassmere Way (with the highway providing separation) and 26m to the neighbour located to the north west. The distance is likely to limit the extent to which the proposal may appear overbearing.

7.4 To the south east the neighbouring dwelling (to the rear) is located 10m from the proposal. From this elevation the extension forms a continuation of the existing roof slope and matches the existing design. The extension is located opposite a detached hipped roof garage of the neighbouring dwelling with the garden area of the

neighbouring property located to the north. The proposal is therefore unlikely to appear overbearing or visually intrusive or result in an increase in overlooking to the garden or rear windows of No.1 Pinehurst Close.

- 7.6 The application seeks to include a second garage on the site. A condition can be added ensure that this garage is used in association with the main dwellinghouse.

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

- 7.6 The proposed extension is set back at the front by 1.2m and set down at the ridge by 0.5m. The proposal therefore appears subservient to the existing dwellinghouse. The roof design and size of windows match that of the original dwelling. The extension is therefore unlikely to detract from the character of the original dwelling or that of the streetscene.

8 Conclusion

- 8.1 The design and siting of the proposal is unlikely to lead to an adverse impact on the character of the existing dwelling or that of the neighbouring dwellings.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00580 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 The extension and garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 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:

Location plan received to the Council 13th June 2013

Block plan drawing number 3706/500 Rev A received to the Council 13th June 2013

Existing elevations drawing number 3706/3 received to the Council 13th June 2013

Proposed elevations drawing number 3706/6 Rev B received to the Council 1st August 2013

Existing ground floor drawing number 3706/1 received to the Council 13th June 2013

Existing first floor drawing number 3706/2 received to the Council 13th June 2013

Proposed first floor drawing number 3706/5 Rev B received to the Council 1st August 2013

Reason: - To ensure provision of a satisfactory development.