
Site Address:	22 Summerhill Road, Waterloooville, PO8 8XE		
Proposal:	Two storey rear extension.		
Application No:	APP/13/00446	Expiry Date:	26/07/2013
Applicant:	Mrs Maswayne	Team:	Team 2
Agent:	Mr B Thorns	Case Officer:	Aaron Wright
	Thorns - Young Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is situated on the north side of Summerhill Road, Waterloooville. The site comprises of a detached chalet style bungalow. The property has been extended with a conservatory on the rear elevation.

2 Planning History

None

3 Proposal

The application is for a two storey rear extension following the demolition of the existing conservatory. It would extend the property by 4m and would provide larger living accommodation at ground floor level and an additional bedroom at first floor level. A Juliet balcony is proposed at first floor level on the rear elevation.

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

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: 11

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) Impact upon neighbouring properties
- (iii) Impact upon the streetscene

(i) Principle of development

The application site is situated within an urban area and as such the principle of development is considered acceptable subject to the usual development control.

(ii) Impact upon neighbouring properties

The application is for a two storey rear extension. It would have a first floor Juliet balcony in the rear elevation.

The balcony would have views down the garden, and may have limited views of the gardens of Nos. 24 and 20.

However, it is not considered that the Juliet balcony would cause any significant overlooking or loss of privacy.

To the west of the application site is No.24 a semi-detached two storey dwelling.

No.24 extends beyond the main rear elevation of No.22 by 9.5m. The application proposes to demolish the existing rear conservatory and construct a two storey extension. This would extend the property by 4m. There is a 6.5m separation distance between the side elevations and as such there would be no overlooking or loss of privacy to this neighbouring property.

To the east of the site, is No.20 Summerhill Road, a large detached dwelling. The separation distance between the side elevations of No.22 and 20 is 5m. It is not considered that the proposed development would result in any loss of amenity to this neighbouring property.

(iii) Impact upon the streetscene

The proposed development would be on the rear elevation of the property. It would therefore have no adverse impact upon the streetscene.

8 Conclusion

The proposed development would not adversely affect the neighbouring properties

and would not affect the character and appearance of the streetscene. As such the recommendation is to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00446 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Block Plan

Existing and Proposed Floor Plans and Elevations, Roof Plan, Section Plan
(Drawing No.6055.13.1 Rev A)

Reason: - To ensure provision of a satisfactory development.