
Site Address:	6 Meadow Rise, Waterlooville, PO8 9AB		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00491	Expiry Date:	16/07/2013
Applicant:	Mr Stapley	Team:	Team 2
Agent:		Case Officer:	Aaron Wright
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises of a detached bungalow fronting directly onto Meadow Rise. The front of the site has been hard surfaced for the parking of vehicles. The front boundary comprises of a low wall (less than 1m). The property has been extended with a conservatory on the rear elevation.

2 Planning History

06/71822/000

Dormer windows to north east and north west elevations. Permission 18/12/06

3 Proposal

The proposal is for single storey rear extension following the demolition of the existing w.c and conservatory. The extension would extend the width of the dwellinghouse and have a depth of 3.4m. The extension would be 3.4m in height with a flat roof. The rear elevation would comprise of a single door and patio doors accessing a new dining room and utility room.

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: 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) Impact upon neighbouring properties
- (iii) Impact upon the character of the area

(i) Principle of development

The application site lies in an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon neighbouring properties

The proposed single storey extension is set back of the side boundaries by 1m. The extension is only 3.4m with a flat roof and as such would not result in any loss of amenity to the neighbouring properties.

(iii) Impact upon the character of the area

The proposed extension is to be site on the rear elevation. It would therefore not be visible from within the streetscene. Its design matches that of the existing dwellinghouse and is therefore considered acceptable.

8 Conclusion

The proposed development is acceptable in design terms and does not adversely affect any neighbouring properties or the streetscene. 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/13/00491

(A)

(B) for the following reasons/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:

OS Plan
Site Layout Plan
Roof Plan
Existing Ground Floor Plan
Proposed Ground Floor Plan
Proposed and Existing Elevations
Cross Section Plan

Reason: - To ensure provision of a satisfactory development.