

DELEGATED OFFICER REPORT

Site Address:	26 Greenfield Crescent, Waterlooville, PO8 9EH		
Proposal:	Small single storey flat roof extension on front elevation forming a cloak area to existing entrance hall.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00975	Expiry Date:	28/01/2025
Applicant:	Mr Hammond		
Agent:	Mr Tomes	Case Officer:	Robert Riley
	Tomes Architects Limited		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow with a brown tiled pitched roof with 4No velux windows to the front roofslope and a rear dormer. The elevations feature yellow/beige multibrick and cladding. The site features vehicular access provided by a concrete drive.
- 1.2 Modern detached bungalows lie to the east, west and opposite and Padnell Wood is to the rear of the site. The area is of medium density with detached and semi-detached bungalows of similar age, different styles and design.

2 Planning History

APP/17/01039 - Certificate of Lawfulness application for proposed single storey rear extension, rear dormer to provide living accommodation in roof space, 4No. Velux windows to front elevation., REF,15/11/2017

APP/17/01270 - Proposed single storey rear extension, rear dormer to provide living accommodation in roof space, 4No. Velux windows to front elevation., PERM.17/01/2018

3 Proposal

- 3.1 Small single storey flat roof extension on front elevation forming a cloak area to existing entrance hall. The extension would feature a proposed width of approximately 1.5 metres, a proposed depth of approximately 1.6 metres and a proposed maximum height of approximately 2.6 metres.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received

Councillor D Keast - Cowplain

No comments received

Councillor Neil Bowdell - Cowplain

No comments received

Developer Services, Southern Water

Southern Water has looked at the evidence submitted and can confirm that we have no objections or comments at this time to the above Planning Application.

HBIC

Within 50m: Notable and Protected Species: Bats in Flight: Common Pipistrelle, Myotis Bat Species, Lesser Spearwort.

Within 50m: Priority Habitat: Lowland Mixed Deciduous Woodland.

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: 5

Number of site notices: 1.

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 design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Ecology
- (vi) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 No unacceptable impacts have been identified on the character of the application site and visual amenities from the modestly scaled proposed single storey flat roof extension to the front elevation. The works propose to use matching materials including buff multi facing brick chosen to match the existing construction for the external walls, and flat roof construction for the roof materials which are both considered acceptable.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 No unacceptable neighbour impacts have been identified as arising from the minor front extension.

7.6 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.7 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Ecology

7.8 The application site has been located to be within 50 metres of Notable and Protected Species: Bats in Flight:

- Common Pipistrelle
- Myotis Bat Species
- Lesser Spearwort.

7.9 The application site has also been located to be within 50 metres of a Priority Habitat: Lowland Mixed Deciduous Woodland.

7.10 In light of the very small scale of the works, which are located forward of the dwelling and therefore a reasonable distance from the nearby Lowland Mixed Deciduous Woodland and that the works would have little impact on roof voids and hanging tiles where bats are more likely to be located, officers are satisfied that impacts to these protected species and the priority habitat would be unlikely. It is therefore considered that this proposal accords with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) Parking

7.11 The proposal would reduce the amount of potential parking on site. The agent has confirmed, that the dwelling features 3 bedrooms, this requires 2 parking spaces on the application site's curtilage in order to accord with the Havant Parking SPD. This has been shown on the plans and this proposal is considered to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00975 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: C3585-1: LOCATION PLAN: Uploaded 11/12/24

Drawing number: C3585-2: PROPOSED BLOCK PLAN: Uploaded 11/12/24

Drawing number: C3585-3: EXISTING FLOOR & ELEVATIONS: Uploaded 11/12/24

Drawing number: C3585-4A: PROPOSED FRONT & SIDE ELEVATIONS & floor plan: Uploaded 11/12/24

Drawing number: C3585-2A :BLOCK PLAN WITH PARKING: Uploaded ?

PLANNING STATEMENT: Uploaded 11/12/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.