
Site Address:	1 Tennyson Crescent, Waterlooville, PO7 6AE		
Proposal:	Single storey side extension.		
Application No:	APP/24/00646	Expiry Date:	01/10/2024
Applicant:	Tabitha Walker		
Agent:	Mr D P Manns	Case Officer:	Josephine Lacey
	D M Designs		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Tennyson Crescent, Waterlooville, is a semi-detached pitched roof dwelling on the southwest side of Tennyson Crescent. To the front elevation is brick and tile hanging, two first floor windows, a ground floor window and a door. The southeast side elevation is a brick gable flank wall. There is a first floor window within this elevation as well as ground floor windows and a side access door. There is a small outbuilding to the side of the dwelling up to the boundary with the neighbouring dwelling to the southeast. Between the side elevation and the outbuilding is a side gate. To the frontage is a driveway with hardstanding adjacent a front lawn. The dwellings on this side of Tennyson Crescent are of similar design and scale, forming a clear pattern of development. Opposite the application site across the public realm is a three storey block of flats of different design and scale to the semi-detached dwellinghouses.

2 Planning History

None recent or relevant.

3 Proposal

Single storey side extension.

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)

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 Gwen Robinson

No comments received.

Councillor Peter Wade

No comments received.

Councillor Ryan Brent

No comments received.

Developer Services, Southern Water

No comments received.

Portsmouth Water Company

No comments received.

Property Services Manager

No comments received.

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: 27

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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

(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 The proposal is for a single storey side extension to the southeast side of the dwelling, which would be constructed in place of the existing outbuilding and would facilitate a larger kitchen and an office. The roof would be monopitched at a maximum height of 3.6m and eaves height of approximately 2.4m. The width would be approximately 3m and the depth would be equal to the depth of the dwellinghouse. There would be a window within the front elevation and two rooflights within the side elevation. There would also be a window within the rear elevation. The proposed materials will be to match the existing dwellinghouse. This is considered acceptable in terms of design and scale in context to the main dwelling and surrounding area.
- 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). 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 To the southeast is No.73 Milton Road. The proposal would be adjacent the rear boundary of this property. Immediately adjacent the boundary within the curtilage of the dwelling is a large outbuilding. The proposal would be located approximately 10m from the rear of this dwellinghouse. This relationship is considered acceptable in terms of impact on light, outlook and privacy and it is not considered overbearing.
- 7.6 To the northwest is No.3 Tennyson Crescent. The proposal would not impact this dwelling because it would be located on the opposite side of the dwelling.
- 7.7 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

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/24/00646 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:

Uploaded 23 Aug 2024
ELEVATIONS AND SECTION
Uploaded 23 Aug 2024
Uploaded 23 Aug 2024

EXISTING AND PROPOSED PLANS
LOCATION PLAN
BLOCK PLAN

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.