
Site Address:	30 Greenfield Crescent, Waterloooville, PO8 9EJ		
Proposal:	Single storey rear extension, enclosure of front porch area, external rendering.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00840	Expiry Date:	29/11/2023
Applicant:	Mr & Mrs Caldwell	Case Officer:	Robert Riley
Agent:			
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the southern side of Greenfield Crescent, which is located in Cowplain, Waterloooville. The site is a single storey bungalow containing a driveway onto Greenfield Crescent. To the rear of the site is the dwellinghouse's garden with a woodlands beyond. The colour of the existing brickwork is yellow, with the roof being a pitched gable roof design with brown concrete tiles.

The site is located in an area that is both residential and mainly urban characterised by detached or link detached bungalows.

2 Planning History

There are no relevant planning applications relating to the 30 Greenfield Crescent application site.

3 Proposal

The proposal contains three elements:

A single storey rear extension to be used as a kitchen, following the removal of the existing conservatory.

Enclosing the front porch area.

A change to the external rendering of the existing yellow brickwork to smooth white decorated render.

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

DM8	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development is not within a conservation area and whilst there is a woodland subject to a Tree Preservation Order (TPO 0954) to the south of the site, it would not be adversely impacted by the proposed development.

The application form confirms that there is no intention of any works to trees to implement the planning permission in full. The local authority would need to be notified if any works were required to trees subject to Tree Preservation Order.

The protected woodland is to the rear of the property and due to the distance between the woodland and the development area, plus the existing area of hard standing at the front of the house, which would allow for the delivery and storage of materials, the development would not have a detrimental impact on the surrounding trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Councillor Andrew Briggs

No comment

Councillor D Keast - Cowplain

No comment

Councillor Neil Bowdell - Cowplain

No comment

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: 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 on Character and Appearance 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) Impact on Character and Appearance of the area

Rear Extension:

7.3 The existing conservatory to the rear (south) elevation would be removed and the proposed extension provided. It would have a width of approximately 4.3 metres, a depth of approximately 3 metres, and a height of approximately 2.9 metres. It is also proposed to provide French doors to the original rear elevation.

The rear extension would not be readily viewable in the street scene and is single storey and set lower than the main ridge height. The extension would therefore have a limited and acceptable impact on the character and appearance of the wider area.

Porch

The porch enclosure infills an existing open porch and is considered to have an acceptable design.

External Render:

The proposal also involves a change to the external rendering of the existing yellow brickwork to smooth white decorated render.

- 7.4 Regarding its materials, on a street of largely brick house materials, it differs from the general appearances of the other dwellinghouses on the street, however, there are other properties in the street with render elements for example No.17 Greenfield Crescent which has a similar appearance to that proposed.

The proposed white render to the application site would have a modern and contemporary design, and regarding its colour is acceptable in appearance.

- 7.5 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

- 7.6 The main impacts from the proposals are considered to be to No's 28 and 32 Greenfield Crescent.

- 7.7 No.28 lies to the west of the application property. The proposed extension to the application site would be set approximately 7m from the common boundary and would have no windows facing No. 28. There is therefore a very limited and acceptable impact on No.28.

- 7.8 No.32 lies to the east of the proposed extension, and projects slightly to the rear of the main back wall of the application property. No. 32 has a window facing the existing flank wall of the application site. This window serves a bedroom. There is an approximately 1.8m high standard boundary fence between the properties. The proposed extension would be approximately 1 metre away from the boundary fence.

- 7.9 As the new extension to No.30 Greenfield Crescent is single storey, is not much bigger in the presence than the removed conservatory (although nearer to No.32) and would only project marginally above the line of the fence it could not be considered as having a detrimental impact upon light sources for the neighbouring property.

- 7.10 The new extension to 30 Greenfield Crescent does not extend beyond the extent of the conservatory that was there and is a single storey and therefore it would not appear as overbearing to the neighbouring properties.

The development does not breach the 45 degree guidance in the Havant Borough Design Guide SPD and would not therefore result in an unacceptable loss of light.

- 7.11 Consequently, it is considered that the proposal to the application site 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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00840 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:

LOCATION PLAN

SITE PLAN Drawing No. 5929/500

PROPOSED GROUND FLOOR Drawing Number: 5929/3

PROPOSED ELEVATIONS Drawing Number: 5929/4

RENDER DETAIL uploaded 14th November 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans/details, or 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.