
Site Address:	11 Greenfield Crescent, Waterlooville, PO8 9EH		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00719	Expiry Date:	17/10/2023
Applicant:	Mr & Mrs Garrod		
Agent:		Case Officer:	Bethany Crowther
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow to the north east of Greenfield Crescent. The property comprises brickwork with a pitched roof with projecting gable to the front of the property and a flat roof element to the eastern part of the property. The site contains a paved driveway and integral garage to the east of the property.
- 1.2 The surrounding area is residential and is characterised predominantly by detached bungalows of similar and varying design. The ground level inclines from east to west along Greenfield Crescent.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear 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)

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.

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: 6

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) 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 The proposed rear extension would extend approximately 2.2 metres beyond the existing rear wall of the property. The new space would facilitate a kitchen/diner area and a bedroom. Internal room configuration as a result of the proposed extension would see an additional bedroom being accommodated at the property. The existing roof shape would be extended with a projecting gable to the rear remaining. A proposed window would be installed on both side elevations as well as the rear elevation, with new patio doors installed on the rear elevation serving the garden area.

- 7.4 The materials would consist of brickwork to match the existing property with soft green hardieplank cladding and concrete tiles to the roof to match existing. The proposed doors and windows would be white UPVC to match those of the host dwellinghouse. These materials are considered to be in context with the main dwellinghouse.
- 7.5 The proposed extension would be located to the rear of the property and would not be visible from the streetscene. It is therefore considered that the proposed works would not cause negative harm to the character of the area.
- 7.6 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

- 7.7 To the north west of the application site is no. 9 Greenfield Crescent, which is separated by a high level fence. The neighbouring property sits on land at a higher elevation due to the gradient of the road. One high level window would be situated along this elevation, which would be screened by the high level fence. There is an approximate separation distance of 5.5 metres between the proposed extension and the neighbouring property. It is considered that the proposal would not lead to any unacceptable impacts in terms of loss of outlook, privacy or light to the neighbouring property.
- 7.8 To the south east of the property is no. 13 Greenfield Crescent. There is a high level fence and vegetation separating the two properties. The proposed window on the south east elevation would be screened by the boundary fence, vegetation and outbuildings at the application site, therefore it is considered that the proposed window would not lead to any unacceptable impacts in terms of loss of privacy to the neighbouring property. There would be an approximate separation distance of 5.5 metres between the proposed extension and the neighbouring property. For these reasons it is considered that the proposed works would not lead to any unacceptable impacts in terms of loss of outlook, privacy or light to the neighbouring property.
- 7.9 Due to the separation distance and scale of the works, it is considered that the proposed works would not lead to any unacceptable impacts in terms of loss of outlook, privacy or light to the two-storey properties located to the rear of the application site.
- 7.10 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.

(iv) Parking

- 7.11 The additional bedroom would take the property to a 3 bedroom property. The Council's Parking SPD sets out a requirement for the provision of two on site car parking spaces. The proposed additional bedroom does not trigger an additional requirement for car parking provision.

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. The proposed development is also acceptable in terms of car parking provision. 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/23/00719 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:

SITE LAYOUT PLAN - DRAWING NO. 5910/500
PROPOSED REAR EXTENSION - DRAWING NO. 5910/3
PROPOSED REAR EXTENSION - DRAWING NO. 5910/4
CROSS SECTION - DRAWING NO. 5910/5 REVA

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, 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.