
Site Address: 14C The Crescent, Waterlooville, PO7 5EU
Proposal: Two storey side extension, single storey rear extension and alterations to garage.
Application Type: Full Planning Permission
Application No: APP/23/00464 Expiry Date: 21/07/2023
Applicant: Mr Scott
Agent: Mr Williams Case Officer: Joseph Toole
JLRW Architecture
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

14C The Crescent, Waterlooville, is a two storey detached property located to the east side of The Crescent on the corner. The property comprises of brickwork on the ground floor and cream render on the first floor with red clay roof tiles. Vehicular access is from The Crescent with parking to the front.

The property is located within a residential area with some surrounding properties of similar style and design and others differing.

2 Planning History

APP/20/00128 - New closeboard fence with concrete posts., PERM, 11/03/2020

3 Proposal

The proposed development would involve a two storey side extension to be used as a snug, W/C and home office on the ground floor and a bedroom and en-suite on the first floor. It would have a width of approximately 4.7 metres, a depth of approximately 8 metres matching the existing rear of the house and the same roof profile as the host dwelling having a height of approximately 9 metres. There would also be a single storey rear extension which would be used as a kitchen, dining room and lounge. It would have a total width of approximately 10.7 metres, a depth of approximately 5 metres with a flat roof with roof lanterns having a maximum height of approximately 3.4 metres. Furthermore, there would be an alteration to the garage roof from a pitched to a flat roof profile having a maximum height of approximately 3.3 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)

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in favour of sustainable development

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No Comment.

Councillor Ms C Diamond - Purbrook Ward

No Comment.

Councillor Ryan Brent

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 11

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) Drainage matters
- (v) CIL fees
- (vi) Parking matters

(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 works would have brickwork and render with roof tiles to match the existing property. This would be in keeping with the context of the main dwellinghouse and the character of the area.

7.4 Part of the proposed works would be visible from the street scene in this corner location. The extension would however retain a gap to The Crescent Frontage to the north of the site. Although the works would be large they are considered to be of appropriate size in terms of the retaining amenity space. Therefore, the proposal is considered to be in keeping with the character of the area.

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 proposed works to the front of the property are not considered to have an adverse impact on the neighbouring properties opposite.

7.7 On the south side facing No.14B The Crescent there would be some fenestration alterations including replacing a window with a door. This is not considered to have an adverse impact on neighbouring occupiers. The alterations to the roof of the existing garage is not considered to have an adverse on the neighbouring property as it would be screened by their garage. In terms of the proposed rear extension due to the separation distance from the shared boundary with No.14B it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

- 7.8 On the north side facing The Crescent the proposed works are this side are not considered to have an adverse impact on any neighbouring properties.
- 7.9 The proposed works to the rear are not considered to have an adverse impact on any neighbouring properties.
- 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) Drainage matters

- 7.11 Southern Water commented on the application raising no objection. An informative would be added to the decision if permission is forthcoming.

(v) CIL fees

- 7.12 The proposed development is over 100sqm therefore CIL liable. The applicant has assumed liability although self build exemption may be claimed.

(vi) Parking matters

- 7.13 The proposed works would increase the number of bedrooms from 3 to 4 therefore 3 car parking are required to be provided on site according to the Havant Borough Parking Standards SPD. The Proposed Block Plan shows 3 car parking spaces can be provided on site thus complying with Parking Standards and Policy DM13 of the Havant Borough Core Strategy (2011).

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/23/00464 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 and Block Plan - 23002-100

Existing and Proposed Elevations - 23002-102

Existing and Proposed Floor Plans - 23002-101

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.

- 4 The car parking arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the first floor extension hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.