
Site Address:	9 Jersey Crescent, Waterlooville, PO7 7GH		
Proposal:	Single storey extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00451	Expiry Date:	18/07/2023
Applicant:	Mr & Mrs Biddle		
Agent:	Mr Farrer	Case Officer:	Selina Donophy
	MF Designs Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a semi detached three storey property located on the west side of Jersey Crescent, Waterlooville. This property has a pitched roof with an attached , pitched roof garage to the side. This property is of a town house style and is set just off the road with a private garen located to the rear.

2 Planning History

APP/13/00022 - Discharge of Condition No 10 of Outline Planning Permission 10/02862/OUT and Planning Permission APP/10/00828, UNK,
APP/13/01118 - Discharge of Condition No 15 of Planning Permission 05/40000/000, PERM,19/12/2013
APP/14/00918 - Application for written approval that all financial and non-financial contributions due within planning application 05/400004000 have been complied with , UNK,
APP/14/00923 - Application for written approval that all financial and non-financial contributions due within S106 agreement (dated 7/12/12) have been paid., UNK,
APP/14/01144 - Application for written approval that all financial contributions and non-financial obligations due within S106 agreement (dated 7/12/12 Planning reference APP/12/00149) have been complied with., PERM,17/02/2015
APP/15/01283 - Discharge of Condition Nos 8 and 9 of Planning Permission APP/12/00008, ,23/12/2015

3 Proposal

Single storey 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 Gwen Robinson

No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

No comment received

Southern Gas Networks - stage 1

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: 12

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
- (iv) Parking
- (v) Flood zone

(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 This proposal comprises a single storey rear extension would have a depth of approximately 5.1 metres , a width of 3.3 metres and it would have a flat roof with a height of approximately 2.8 metres with a raised lantern rooflight. Proposed materials would include brickwork to match existing. This space would form a kitchen and dining room . This proposal has been amended following its initial submission as the initial proposal resulted in a reduced size garage which no longer met parking standard size requirements . The depth of the extension has subsequently been extended to allow for the garage to retain the original depth .
- 7.4 The proposed extension is relatively modest in scale although the rear garden space is also modest in size and therefore the extension would extend over a significant area of the rear garden. Whilst this is noted it is considered that an acceptable amount of rear garden area would be retained . The proposed is deemed to be in keeping with the host dwelling in terms of scale and 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 To the south east of the application site is no 8 Jersey Crescent. The proposed extension would be located away from this shared boundary and is not considered to impact this property.
- 7.7 To the north west of the application site is no 10 Jersey Crescent . No 10 has a garage adjoining the garage at no 9 and a conservatory located towards the other side of the site. The proposed extension would project by a significant degree however so does the conservatory at no 10 which is adequately served by light. Therefore no overshadowing or overbearing impact has been identified to no 10.
- 7.8 No harmful impact has been identified to the property located to the rear of the site.
- 7.9 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

- 7.10 The proposal would result in a fifth bedroom however there are already four bedrooms at the property and therefore no further parking allocation on site is required to be demonstrated. The garage parking space would be retained.

(v) Flood zone

7.11 This site is located within a future flood zone.

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/23/00451

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:

03 Aug 2023 FLOOR PLANS	3314 P 01B	AMENDED PROPOSED
03 Aug 2023 ELEVATIONS	3314 P 02B	AMENDED PROPOSED
03 Aug 2023 BLOCK PLAN	3314 P 03B	AMENDED LOCATION AND

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.