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Site Address: 6 Andrew Crescent, Waterlooville, PO7 6BE  
Proposal: Construction of single storey front extension to include the repositioning of the front entrance.  
Application Type: Full Planning Permission  
Application No: APP/23/00382 Expiry Date: 13/07/2023  
Applicant: Mr & Mrs Dean  
Agent: Loretta Taylor Case Officer: Denise Sheath  
Thorns - Young Ltd  
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

6 Andrew Crescent, Waterlooville, is a detached bungalow constructed with brown brick. The property has a pitched roof design with gable ends to the front, front projecting element and rear elevation, with brown hung tiles to front gable. The property benefits from a rear conservatory and a detached garage to the rear western side elevation. The front of the property is laid to lawn with a hedge and fencing to the front boundary and wooden fencing to the eastern side boundary.

## **2 Planning History**

None relevant

## **3 Proposal**

Construction of single storey front extension to include the repositioning of the front entrance.

## **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**

Not required.

## **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 proposal is for a single storey front extension. The proposed extension would have a depth of 1.4m to the north western front elevation and will have a width of 3.6m to create a flush elevation to the front of the property. An eaves height of 2.8m and a maximum height of 3.35m. The materials proposed will match the existing materials used in the construction of the property.

7.4 The proposed extension will allow for a reconfiguration of the ground floor level and to create a larger bedroom to the front and reposition the entrance to the western side elevation of the property. A new entrance door is proposed to the western side elevation.

7.5 The proposed alterations would not have a harmful impact upon the host dwelling or the character of the streetscene. The streetscene of Andrew Crescent is a mixed streetscene with bungalows of varying designs and pallets.

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 The proposal is a significant distance from the front facing elevations of the

neighbouring properties to the north of the application site that any impact upon these neighbouring properties would be considered minimal and acceptable.

- 7.8 The proposal would not be readily visible to the neighbouring property to the east (No.8 Andrew Crescent) as the proposed extension would be flush with the existing projecting front to the eastern elevation. It is therefore considered that the impact of the proposal upon this neighbouring property would be considered minimal and acceptable.
- 7.9 The proposed front extension would have a distance of 2.5m from the boundary with the neighbouring property to the west (No.4 Andrew Crescent) and a 5m distance from the front/side elevation. The proposed installation of a door to the western elevation is not considered to create any additional overlooking than what is already existing from the side windows at ground floor level along this elevation. It is therefore considered that the proposals would have a limited and acceptable impact upon this neighbouring property.
- 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 proposal would not create any additional bedrooms at the property. A parking plan was requested to ensure the parking area to the front of the bungalow would not be impacted by the proposed front extension. The proposed block plan has shown that there is availability to the front for the parking of 2No. vehicles as well as a detached garage to the rear western side elevation, therefore complying with the Parking Standards SPD.

## 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/23/00382 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:

Application Form - Received 18 May 2023

Location Plan - Received 18 May 2023

Block Plan - Received 18 May 2023

Existing and Proposed Floor Plans and Elevations - Drawing No. 7101.23 -  
Received 18 May 2023

Parking Plan - Received 15 June 2021

**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 development shall not be brought into use until a minimum of 2No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

**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.