
Site Address:	4 Yoells Crescent, Waterlooville, PO8 9SH		
Proposal:	Single storey rear extension and alterations to existing front entrance lobby.		
Application No:	APP/20/00928	Expiry Date:	01/12/2020
Applicant:	Mr & Miss Christy & Harvey		
Agent:		Case Officer:	Selina Donophy
Ward:	Hart Plain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, semi-detached dwellinghouse located on the south side of Yoells Crescent, Waterlooville. This property is constructed from stone, brickwork and hanging tile, with an internal garage to the front elevation with a red rollershutter door and porch area, both of which project forward of the principal elevation. The property is set back from the road slightly, incorporating a paved hardstanding with parking space for 2 vehicles. Towards the rear the plot is angled towards the east.

This area is residential in nature, with the immediate locale characterised by sets of semi-detached pairs with internal garages.

2 Planning History

APP/11/00204 - Outline application for erection of 6No. houses and 8No. flats (consisting of 4No. 4 bed semi-detached houses, 2No. 3 bed semi-detached houses and 2No. 2 storey buildings, each containing 4No. 2 bed flats), with associated garage blocks and parking., REF,23/06/2011

APP/15/00728 - Outline application for the construction of 4No. detached 3 bed chalet style bungalows with approval for access, appearance, layout and scale with landscaping reserved. (Revised application.)(Approved 04/09/2015). Request to Discharge Condition 14 (30/09/2016). Request to Discharge Condition No.s 5, 6, 13 and 15 (18.01.17), PERM,04/09/2015

APP/16/01031 - Reserved matters application relating to landscaping of the site following outline planning permission reference APP/15/00728., PERM,02/12/2016

3 Proposal

Single storey rear extension and alterations to existing front entrance lobby.

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)

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 David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Councillor P Bains - Hart Plain Ward

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: 8

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

(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 alterations to the front porch as well as a single storey extension to the rear. The proposed alterations to the porch and front facade which include the replacement of the existing stone with render, and the existing glass porch to be replaced with brickwork to the elevations. The rear extension would create a family room/kitchen and would have a flat roof with a slight overhang, it would have a depth of

approximately 4 metres, height of 3.4 metres and the width spanning the width of the existing building. The west elevation wall would come up close to the side boundary and would follow the shape of plot which is slanted, and the rear wall would not be perfectly straight. It would include a raised, centrally sited lantern rooflight, a window to the rear elevation and large, bi-fold doors located on the south east corner of the extension, with steps leading down to the rear garden. Materials proposed include brickwork to match existing. The proposed rear extension would not be visible from the public realm, therefore the impact of this would be minimal. The alterations proposed to the front of the property which include render in an off white colour , although reducing some of the symmetry that currently exists with the adjoining property in terms of aesthetics of the front facade, are not judged to be significantly harmful to the character of the streetscene.

- 7.4 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

- 7.5 To the east of the application site is no 6 Yoells Crescent. This property and no 4 are slightly angled away from one another and there is a gap between both properties of approximately 5.5 metres . As the extension is set at single storey level this is not considered to cause any harm to the amenity of this property.
- 7.6 To the west of the application site is no 2 Yoells Crescent. This property has a small conservatory/ glass panelled utility room extension situated close to the side boundary, with a 1.8 m in between. The proposed extension at no 4 would extend slightly beyond this in depth. Due to the close proximity, the extension is judged to have some impact on the rear of no 2 in terms of outlook, with the newly created brick wall sited along the boundary, above the boundary wall. However really would be fairly minimal as this is a space not in obvious private amenity space use due to the conservatory /utility room. With this considered, this extension is not judged to have any significant harmful impact upon no 2.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00928 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:
D1 Location and block plan
D5 Proposed ground floor
D7 Proposed elevations
D8 Section AA
Correspondence email relating to render received on the 13.11.2020
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.