
Site Address:	18 Crystal Way, Waterloo, PO7 8NB		
Proposal:	Single storey rear and two storey side extensions.		
Application No:	APP/21/00053	Expiry Date:	12/03/2021
Applicant:	Mr Blackburn		
Agent:	Mr C Flint	Case Officer:	Selina Donophy
	Chris Flint Ass Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, detached dwellinghouse located on the east side of Crystal Way, where the road forms a cul-de-sac. The property is sited in a corner location, with neighbouring properties to the north, east, south and west and woodland to the south east. The dwelling has a tiled, pitched roof with a single storey attached garage to the side.

Due to coronavirus it was not possible to undertake a site visit , therefore this assessment has been made with the aide of photographs supplied by the applicant.

2 Planning History

APP/14/00927 - Fell 2No. Oaks within G1 of TPO 1418 (adjacent to 18 Crystal Way)., WD,02/04/2015
APP/15/00226 - , UNK,

3 Proposal

Single storey rear and two storey side extensions.

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)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Arboricultural Officer

There are no tree constraints for this application and I raise no objection.

Councillor Peter Wade

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Whilst I still do not object to the application the rear single storey extension and side ground floor extension have already been constructed which goes against what has been stated on the application form.	The applicant has been advised that any work undertaken that requires planning permission is at their own risk and should cease.

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) CIL
- (vi) Trees

(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 first floor side extension and a single storey rear extension. The first floor side extension would be sited above the existing garage on the west side of the property and would span the depth of the existing building, with a pitched roof coming level in height with the existing roof ridge and width coming level with the existing garage. This proposal would include the reconfiguration of the internal space to allow for an office, utility, store and wc at ground floor level and a bedroom with ensuite at first floor level. The proposed single storey rear extension would have a monopitched roof with an eaves height of approximately 2.2 metres and maximum height of 3.7 metres. It would have dimensions of approximately 3.5 metres in depth and 6.8 metres in width and would feature 3 rooflights and bi-fold doors to the rear wall. The proposal would result in 2 additional windows at ground floor level to the west elevation, one serving the wc and the other serving the rear extension which would be used as a dining room. There would also be windows to the front and rear elevations at first floor level, serving the first floor extension bedroom and ensuite. Proposed materials include brickwork to the elevations and tile to the roof.

- 7.4 The proposed rear extension would be located away from the public realm. It is judged to be of a reasonable scale to be accommodated within the site and would appear generally subservient in design when judged within the context of the host property. The proposed first floor side extension would be visible from the highway although the property is located off the end of the cul de sac, accessed via a tarmac track where the property does not form an obvious feature in the streetscene. The Havant Borough Design Guide stipulates that first floor side extensions should be set back behind the principal elevation, with the ridge line set down in order to show which part is the later addition. Whilst this has not been integrated into this design, as the property is set away from the highway it is judged that it would not be a widely visible feature of the streetscene and therefore, in this instance, would be acceptable.

- 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 west of the application site is no 20 Crystal Way. This property is of similar design to the application property, with a single storey attached garage located alongside the side boundary shared with no 18, set off by approximately 1 metre. The garage has a pitched roof which steps down to a flat roof towards the rear where there is a doorway leading out to the rear garden. On the side elevation of the property at first floor level there is a stairway window facing back towards no 18. The proposed extension at no 18 also would be set off by approximately 1 metre from this side boundary, leaving approximately 4.8 metres between the first floor side elevation of

the extension and the stairwell window at no 20. Whilst the building line would evidently be brought closer, the impact on this window is deemed acceptable, noting this does not serve a primary habitable room. The proposed ground floor window would serve a w/c so would be fitted with obscure glass and would only overlook the blank side wall at no 20. There would be an additional rear first floor window located closer to the boundary shared with no 20. Whilst the closer proximity is noted, it is judged that any overlooking would not be greatly increased from the existing rear window arrangement. The rear extension has also been assessed not to cause any harm to the amenity of no 20.

- 7.7 To the south of the application site is no 16 Crystal Way. The application site fronts the side elevation of no 16. The proposal would include an ensuite at first floor level which would have obscured glass to the window and therefore would not result in any overlooking towards this property.
- 7.8 To the east of the application site is the rear of no 48 Topaz Grove. The rear extension would be set off the side boundary and there would be approximately 14 metres of separation space in the form of the rear garden of no 48. There is some foliage along this side boundary although the extension would remain partially visible - despite this it would not result in any harmful overshadowing or overlooking and is therefore deemed acceptable in terms of impact on amenity.
- 7.9 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).

(iv) Parking

- 7.10 This proposal would result in 3 bedrooms and would not require any further parking allocation on site.

(v) CIL

- 7.11 This proposal would result in less than 100 square metres of floorspace and therefore would not be CIL liable.

(vi) Trees

- 7.12 There are TPO trees in the rear gardens of properties to the east as well as some TPO group woodland. The Council's Arboricultural Officer has been consulted and raises no objection to the proposal in terms of impact on the trees.

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/21/00053

(A) 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:

01 Existing and proposed plans and elevations uploaded on the 27.01.2021

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the front elevation facing south and the bathroom window on the ground floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.