
Site Address:	1 Haslar Crescent, Waterlooville, PO7 6DB		
Proposal:	Proposed front porch, rear extension, raise main roof with front and rear dormers.		
Application No:	APP/20/00854	Expiry Date:	30/11/2020
Applicant:	Ms Hayden		
Agent:	Mr C Mallen	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Haslar Crescent, Waterlooville, is located to the north of Haslar Crescent on the corner adjacent to Esher Grove. The application site is a detached bungalow comprising yellow brick and white render with concrete interlocking roof tiles.

The property is located within a residential area with most properties along Haslar Crescent being bungalow and chalet bungalows. The properties along Esher Grove are mostly two storey properties.

2 Planning History

APP/10/00194 - Conservatory to front., PERM,27/07/2010

56/04551 - for the erection of 123 houses and bungalows, UNK,11/09/1956

3 Proposal

Proposed front porch, rear extension, raise main roof with front and rear dormers.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Loss of privacy and overlooking	Please see Section 7.
Loss of daylight	
Windows should be obscure glazed and only top opening	
Out of keeping with property and area	

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 proposed development would involve a front porch, rear extension, raising the main roof and incorporating front and rear dormers. The existing porch would be removed and replaced by a smaller porch. It would be a corner feature with a maximum width of approximately 3.3 metres and a minimum width of approximately 1.3 metres, a maximum depth of 3.1 metres. The porch would have a flat roof with a height of approximately 2.6 metres. The existing conservatory to the rear would be removed and replaced by a rear extension which would be used as a bedroom and family room. It would have a width of approximately 10.2 metres, a depth of approximately 4.4 metres and a flat roof with a height of approximately 2.8 metres. The existing roof would be increased in height by approximately 1 metre to allow for a loft conversion with dormers. There would be two pitched roof dormers on the front elevation the same size. They would have a length of approximately 2 metres, a depth of approximately 3 metres and a maximum height of approximately 2.6 metres. The proposed rear dormer would have a length of approximately 9.3 metres, a depth of approximately 2.6 metres and a flat roof with a height of approximately 2.4 metres.
- 7.4 The proposed development would have facing brickwork to match the existing dwellinghouse with tile hanging to gable and dormers. It would have concrete roof tiles to match the property with a flat roof construction. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be readily visible from the public realm. To the front the proposed porch and front dormers would be seen. Along the street scene a variety of properties have front dormers and porches therefore it would not appear out of keeping with the character of the area. The pitched roof design of the front dormers are encouraged in the Havant Borough Design Guide SPD. Along Esher Grove the proposed rear dormer would be visible. This is not considered to adversely impact the street scene. Therefore, it is considered the proposed development would be inkeeping with the character of the area.
- 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 To the front of the property on the ground floor the front door would be relocated in the proposed porch with full length windows next to it. This view has already been established and deemed acceptable. On the first floor level to the front there would be two windows in the dormers serving the bedroom. This would face out onto the public highway and front gardens of the properties opposite. This is not considered to overlook any private amenity space.
- 7.8 On the west side the windows on the existing property would be increased along with a new window in the proposed rear extension. These would face out onto Esher Grove and be screened by the existing 1.8 metre high fencing along the boundary. It is not considered to appear overbearing, result in the loss of light or overlook any of the surrounding properties along this elevation.

- 7.9 On the east side there would be a new window serving the en-suite. This would be screened by the existing 2 metre high concrete block wall on the shared boundary with No.3 Haslar Crescent therefore it is not considered to cause overlooking. The proposed ground floor rear extension is not considered to appear overbearing, result in an harmful loss of light due to its size, orientation and position.
- 7.10 To the rear on the ground floor there would be windows and doors facing the rear garden, This would be screened by the hedging to the rear, fencing to the west, block wall and fencing to the east therefore it is not considered to overlook any private amenity space. On the first floor there would be 3 windows in the rear dormer. The windows closest to the west side would serve the bathroom and would be conditioned obscure glazed and only top opening above 1.7 metres in floor level. Furthermore, the middle window serving the bedroom would be conditioned obscure glazed and only top opening above 1.7 metres in floor level in order to reduce overlooking with the window closest to the east side being clear to allow for natural light into the bedroom. This is not considered to harmfully overlook the immediate private amenity space of No. 3 Haslar Crescent. No.2 Sunnymead Drive which backs on the application site to the rear. The proposed rear wall of the property and the rear wall of No.2 Sunnymead Drive is approximately 30 metres away which is considered an acceptable distance according to the Havant Borough Design Guide SPD not to cause harmful overlooking. Therefore, it is considered acceptable.
- 7.11 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

- 7.12 The proposed development would involve an increase in the number of bedrooms from 2 to 3. Therefore, 2 car parking are required in accordance with the Havant Borough Parking Standards SPD. On the Proposed Block Plan it shows 2 car parking spaces to the rear of the property. They can be accessed via a side gate. Therefore, this is deemed acceptable.

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/20/00854

- 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:

Site Location Plan
Proposed Block Plan
Proposed Plans - 4146 20 02 REV A

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 window in the first floor serving the bathroom on the north elevation shall be fitted with obscure glazing which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and clear top opening above 1.7 metres floor level 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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the middle window in the first floor serving the bedroom on the north elevation shall be fitted with obscure glazing which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and clear top opening above 1.7 metres floor level 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.