
Site Address:	150 Greenfield Crescent, Waterlooville, PO8 9EN		
Proposal:	Two storey front extension.		
Application No:	APP/20/00776	Expiry Date:	27/10/2020
Applicant:	Ms K Davies		
Agent:	Mr Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

150 Greenfield Crescent, Waterlooville, is located to the east side of Greenfield Crescent. The application site is a two storey terrace property comprising red brick and red tile hanging on the first floor with concrete roof tiles. Vehicular access is from Greenfield Crescent with parking to the front and side in the form of a garage.

The property is located within a residential area with properties of similar design and appearance.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

00/64192/001 - Single storey rear extension (revised application), PERM,27/09/2000
99/64192/000 - Two storey and single storey rear extensions, REF,07/09/1999

3 Proposal

Two storey front 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)

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 A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

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: 3

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

(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 the construction of a two storey front extension. It would extend out from the existing lounge area and line up with the porch to the front of the property. The proposed two storey extension would have a width of approximately 4.3 metres, a depth of approximately 1.4 metres and a pitched roof with a maximum height of approximately 7.3 metres.

7.4 The proposed development would have materials and roof tiles to match the existing

property. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 Although the proposed development would be visible from the public realm, it is considered to be subservient to the host dwelling not extending any further out towards the public highway and being below the existing ridge. Therefore, it is considered to have a limited impact upon the street scene and to 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 The proposed development would involve a new window in the enlarged lounge area which would face out towards the public highway and front gardens of the properties opposite. This view has already been established from the existing lounge window and thus is not considered to have a negative impact on residential amenity. On first floor level the front bedroom would extend out with a new window. Again, this would face out towards the public highway and front gardens of the properties opposite. This view has already been established from the existing bedroom window and is therefore deemed acceptable.
- 7.5 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/20/00776

- 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:

Location Plan - P107

Block Plan - P106

Proposed and Existing Site - P102

Proposed and Existing Ground Floor Plans - P100

Proposed and Existing First Floor Plans - P101

Proposed and Existing East and West Elevations - P103

Proposed and Existing North and South Elevations - P104

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.