
Site Address:	2 The Crescent, Waterlooville, PO7 5EU		
Proposal:	Single storey rear extension; demolish existing garage and construct new timber pre-fab garage.		
Application No:	APP/20/00118	Expiry Date:	08/04/2020
Applicant:	Mr Fay		
Agent:	Mr White	Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 The Crescent, is on the eastern side of the road. The application site is a detached property that has been previously extended. It has a long rear garden with land to the side. There is sufficient space in the front for parking. To the rear are more properties.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

2 Planning History

02/67458/000 - Two storey side and single storey rear extensions and provision of pitched roof over existing flat roofed extension., PERM,29/07/2002
00/63940/000 - Residential development with vehicular access from The Crescent and comprising three detached bungalows each with first floor accommodation in roofspace and attached single garages, together with single garage addition to existing no. 2 The Crescent, WD,30/03/2001
03/67458/001 - First floor bay window extension to front elevation, two storey rear extension incorporating a new pitched roof over the existing flat roof element. Detached double garage to south of dwelling., PERM,02/06/2003
03/67458/002 - First floor bay window extension to front elevation, two storey rear extension incorporating a new pitched roof over the existing flat roof element. Two storey rear extension. Detached double garage to south of dwelling. (Revised Application)., PERM,20/08/2003

3 Proposal

Single storey rear extension; demolish existing garage and construct new timber pre-fab garage.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have considered this application. There is an off site tree which has been pruned recently and is not protected by a Tree Preservation Order.

I have no objection to the proposal.

I would suggest you add an informative note that due consideration be taken of this tree which is in a third party property.

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook 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: 10

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) 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 The proposed development would involve a single storey rear extension to be used as a playroom following the demolition of the existing utility room. It would have a width of approximately 4 metres, a depth of approximately 5 metres and a maximum height of approximately 3 metres of flat roof design. It would also involve the demolition of the existing garage and the erection of a timber prefabricated garage. The proposed garage would have a width of approximately 5 metres, depth of approximately 6 metres and a maximum height of approximately 2.2 metres.
- 7.4 The proposed rear extension would have render to match the existing property. This would be deemed acceptable to the context of the main dwellinghouse. The proposed garage would use prefabricated timber. This would not materially change the appearance of the main dwellinghouse and thereby deemed acceptable.
- 7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension and garage of this scale is appropriate in terms of the size of the plot and the retained amenity space following the removal of the existing garage. As a result it 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 The proposed timber garage would be visible from the public realm. This would have a minimal impact upon the streetscene as it is set back approximately 25 metres from the highway. There would be no side windows on the proposed garage or proposed rear extension, therefore it would not have an adverse impact on the occupiers of the neighbouring properties.
- 7.8 There would be a roof lantern and bi-folding doors to the rear of the proposed extension. This would be screened by the existing 1.8 metre fencing along all boundaries to the side and rear. As a result, it is considered not to be materially harmful to the loss of any private amenity space.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.10 There is an off site tree on the south side of the application which has been pruned recently and is not protected by a Tree Preservation Order. Our Arboriculturalist was consulted on this application and raise no objection. A suggested informative having due consideration be taken of this tree which is in a third party property has been recommended.

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/20/00118

- 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, Block Plan and Existing Plans - 001
Proposed Plans and Elevations - 002

Reason: - To ensure provision of a satisfactory development.