
Site Address:	4 Crestland Close, Waterloooville, PO8 9AG		
Proposal:	Retrospective application for single storey front & rear extensions, front & rear dormers.		
Application No:	APP/20/00523	Expiry Date:	27/08/2020
Applicant:	Mr Trott		
Agent:		Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

This application site is a single storey , partially detached dwellinghouse located on the north side of Crestland Close, Waterloooville. This property has a pitched roof with an attached garage and projecting front porch and is constructed of facing brickwork, render and roof tiles. The property is set back from the road, with parking space to the front and an open boundary to the road.

A drive by site visit has been undertaken to view the front of the property, however a full site visit to the rear has not been possible due to coronavirus, therefore pictures have been supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Retrospective application for single storey front & rear extensions, front & 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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 received

Councillor D Keast - Cowplain
No comment received

Councillor Narinder Bains - Cowplain
No comment received

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: 1

Comment	Officer Comment
I would like to put my views forward regarding the proposed application ref APP/20/00523. My understanding of the planning process is that all relevant neighbours are entitled to receive information from the planning department giving details of the proposed plans in order to make informed decisions. I am aware that other neighbours have received the information and when I made enquiries to the planning team, I was told that the letter was posted to me on the 10th of July, which to date, I have not received. Eventually I had to collect the plans and the letter from Civic Offices following my request for these. Regarding the rear dormer which is already under construction, I	Please see ' Planning Considerations' section of this report.

understand the need for improvement to the property as by doing so it benefits the occupants and also improves the neighbourhood. I am however disappointed that I was not given the opportunity to see the plan before construction began so that I could have given my opinion. When I extended my dormer I was informed by the architect that I would have to take into account the outlook and effect it would have on the neighbouring properties. I therefore had to compromise on the overall size.

I feel that with consideration and careful design the impact on my privacy could have been far less profound. The overall size of the dormer particularly the height gives it a dominant feature and an intrusive outlook over my garden and the current impact is loss of privacy. I understand that an increase in space is desired however since the dormer has not yet been completed, I would like there to be further consideration of my privacy and modification prior to its completion.

The rear extension is coming straight across the full length of the property and although there is a gap between the two houses, gaging from the scaffolding that is in situ I have experienced day light reduction in my dining room. Therefore, my opinion is that in winter months this reduction will be greater. I am not sure if the velux windows will lessen the impact so I would like some consideration and adjustment to the overall size of the proposed extension.

I have no further comments regarding the single storey front extension and front dormer in the proposed plan dated June 2020.

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.

This application is retrospective, although it is noted that work has only begun on the rear dormer.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises front and rear extensions as well as dormers to the front and rear roof slopes. The extension proposed to the front elevation would be set at ground floor level and would step forward from the principle elevation by approximately 2 metres with a width of 5 metres and a height of 5 metres, forming a hipped roof. There would be two additional windows which would serve this proposed porch space. Also proposed to the front elevation is a pitched roof dormer with a ridge height level with the existing roof ridge and a width of approximately 3 metres, set around half a metre up from the eaves. This would be constructed from fortex cladding in light grey. The extension to the front would be constructed from rendered concrete blocks in colour white or grey alongside the rest of the frontage. In general this is judged to be a relatively modest addition in scale, and as this property is set a reasonable distance back from the road, could be accommodated within the space to the front. The dormer proposed would add some additional bulk to the front roof slope, however there are other examples visible at the properties either side of similarly designed dormers and this is not judged to be visually harmful to the character of the streetscene.

Proposals to the rear include a ground floor extension wrapping around the rear of the property and the existing garage. This would extend beyond the existing rear elevation by approximately 3 metres and 5 metres beyond the rear of the garage, with a flat roof with a height of 3 metres incorporating 4 raised lantern rooflights serving a kitchen/diner/lounge area. There would be two windows and bi-fold doors to the rear elevation leading out into the rear garden. A flat roof dormer is also proposed to the rear roof slope which would have a height of 2 metres, width of 7 metres and depth of approximately 2.5 metres. Materials proposed include cladding to match that used on the front dormer. These proposals wouldn't be readily visible from the street and therefore would not impact the appearance of the streetscene, although there would be some significant additional mass to the rear, it is judged that this could be accommodated within the site.

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

- 7.4 To the west of the application site is no 6 Crestland Close which is a similarly designed pitched roof chalet bungalow. There is approximately 2.5 metres between

the side elevations of both properties and no 6 has an extension to the rear with a window to the side elevation . The rear extension as proposed would come close to level with the rear elevation at no 6 and although the outlook of this side window may be slightly impacted, the extension would be set at ground floor level and an extension of similar depth and height at this side could be constructed within permitted development which would not require planning permission. There is already a rear dormer at the property with two windows and therefore the proposal would not result in any additional overlooking to this property, furthermore these windows would have outlooks down the garden of the application site. There is an ensuite window also proposed at first floor level to this side elevation, however this would be obscure glazed.

To the east of the application site is no 2 Crestland Close which is attached to the application property via the garage . On the side elevation of no 2 there is a window facing towards no 4 and a conservatory attached to the rear elevation. The proposed side/rear extension would be sited on the boundary with no 2 and would run a depth of approximately 5 metres along this boundary , with no 2 set off by 2.5 metres to the east. The window to the side elevation would be impacted somewhat by the side element of this extension as this just cuts across the 45 degree line taken from the mid point of this window . Despite this, a 3 metre extension built under permitted development would also extend past this window which could potentially have a total height of 4 metres which would have a similar impact . For this reason, although it is noted there would be some impact upon evening light received by this window this would not be harmful enough to warrant a refusal. The extension would not project any further than the conservatory and there is not judged to be any impact on this.

- 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).

(iv) Parking

The number of bedrooms wouldn't be increasing and therefore no additional parking spaces are required.

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 PLANNING PERMISSION IN RETROSPECT** for application APP/20/00523

(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:

Cladding initial detail email and materials confirmation email both received on the 13.08.2020

Obscure glazing confirmation email received on the 13.08.2020

Location plan received on the 08.07.2020

Site block plan received 08.07.2020

4 REV A Proposed ground floor

5 Proposed first floor

6 Proposed elevations

7 REV A Section

Reason: - To ensure provision of a satisfactory development.

- 3 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 serving the bathroom in the first 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.

- 4 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.