
Site Address:	44 Haslar Crescent, Waterlooville, PO7 6DJ		
Proposal:	Rear single storey extension, removal of the existing garage and conservatory.		
Application No:	APP/19/01255	Expiry Date:	02/03/2020
Applicant:	Mr & Mrs Sim		
Agent:	Mr Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Haslar Crescent, Waterlooville, is on the southern side of Haslar Crescent. The application site is a detached property comprising of white render on the ground floor and tile hanging on the first floor with grey roof tiles. It currently has an existing garage to the left side of the property. Vehicular access is from Haslar Crescent.

The streetscene of Haslar Crescent is one of detached and semi detached two storey properties, some of which have been altered and extended.

The application site falls within Flood Zone 2.

2 Planning History

No relevant planning history.

3 Proposal

Rear single storey extension, removal of the existing garage and conservatory.

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

CS15 (Flood and Coastal Erosion)
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

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

Engineering/Drainage

No drainage observations.

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: 6

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) Parking
- (v) Flooding
- (vi) Drainage

(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 removal of the existing garage and conservatory, to be replaced by a rear/side single storey extension. It would have an overall width of approximately 8.6 metres, with a depth of approximately 4.1 metres and a maximum height of approximately 2.8 metres. It would be used as living lounge space with a porch on the side which would extend out from the existing side wall by approximately 1.7 metres. The extension would have a flat roof with two roof lanterns.

- 7.4 The proposal would use brickwork to the front, left and rear. On the right side the proposed extension would have light cream render. This would match the existing property and as a result it would be inkeeping with the context of the main building.
- 7.5 Due to the location of the side/rear extension it is considered to have a limited impact on the street scene. Therefore, it is deemed 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 To the rear the proposed extension would have bi-folding doors and a single door. Due to the nature and location of the proposed development it would not overlook any private amenity space.
- 7.8 The proposed extension would be offset from the shared boundary to No. 46 Haslar Crescent by approximately 1 metre. This would be offset further from the boundary than the existing garage with no windows on this side. Therefore, it is considered not be materially harmful to the occupiers of the No. 46 Haslar Crescent.
- 7.9 To the west facing No.42 Haslar Crescent there would be a window which would be screened by 1.8 metre high fencing. This is not considered not to have an adverse impact on the loss of any private amenity space to the occupiers of No.42 Haslar Crescent.
- 7.10 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) Parking

- 7.11 The proposed development would result in the loss of the garage (1 no. car space). There is sufficient car parking on site to accommodate 3 car parking spaces for the 4 bed dwelling. This is in accordance with the Havant Borough Car Parking SPD.

(v) Flooding

- 7.12 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.13 The site falls within Flood Zones 2. The application would involve the demolition of the existing garage and conservatory therefore there would be minimal increase in hardsurfacing associated with the development that would increase water run-off and due to the minor nature of the proposal would be unlikely to cause flooding to the site

and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(vi) Drainage

7.14 Engineering services were consulted and raise no objection.

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/19/01255

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 - P105
Block and Site Plan - P104
Existing and Proposed Site Plan - P106
Existing and Proposed Floor Plans - P101
Proposed Elevations - P102
3D Plans - P103

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.