
Site Address:	33 Crystal Way, Waterlooville, PO7 8NB		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00127	Expiry Date:	28/05/2020
Applicant:	Mr P McDuff		
Agent:	Mr Watford	Case Officer:	Denise Sheath
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Crystal Way, Waterlooville is a two storey end of terraced dwelling constructed with brown brick, with cream painted render to the front elevation, the roof is a hung tiled roof. The property also benefits from a existing conservatory to the rear.

Many of the properties have modifications to the rear in the form of conservatories.

2 Planning History

03/69030/000 - Single storey side extension. REF,16/12/2003

APP/19/01194 - Prior notification for single storey development extending 3.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.6 metres. WD,06/01/2020

APP/20/00012 - Prior notification for single storey development extending 3.60 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.30 metres and a maximum height of 3.60 metres. WD,17/02/2020

3 Proposal

Single storey rear 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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not Required

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Concerns regarding loss of light, over shadowing	See Section7
Further Comments after receipt of amended plans:	
Concerns regarding loss of light and overshadowing	
I would like to offer neighbor support to the proposed development above.	Noted
believe that it will contribute positively to the character of the area.	
I have lived in Crystal Way for nearly 7 years and have found the road and immediate locality to be the perfect ground to settle and start a family in, which we have done so. Whilst we love our house, it must be appreciated that it doesn't come without its limitations. One of which being that the design as built suffers from a lack of meaningful living/dining space for a family, and my firm belief is that the proposed plans for no.33 address this issue in terms of use of space, and design, whilst being in context with the size and orientation of the dwellinghouse within the plot of land. The ability, potential and ease to	

extend is in my view, part of the attraction when purchasing these types of dwellinghouses, strengthened by the evidence that along the block of four attached dwellinghouses, no.33 is the one remaining dwellinghouse which has not been extended and/or modified (no.benefits from a 2-storey side extension, my house benefits from a rear conservatory, as does . Other dwellinghouses in the road have also made alterations to their own homes in various forms (garage extensions, side extensions etc...) Therefore, I would suggest the addition of an extension to this dwellinghouse to be very much in keeping with the locality.

Planning Policy

Havant Borough Core Strategy March 2011

CS16 - Design - Planning permission 'will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.'

- Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site,
- Integrates with existing local landscape features, Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- The development does not cause unacceptable harm to the amenity of neighbors through smell, the loss of privacy, outlook, noise and overlooking.
- Produces a positive relationship between buildings, street and spaces both existing and proposed

Planning Policy Statement 1 Delivering

Sustainable Development (PPS1) requires all local authorities to include policies that promote high quality design in their Core Strategies. Good design is important because it helps to improve quality of life, by providing economic, social and environmental benefits. Together well designed buildings, streets and spaces help to create attractive appealing places where people want to live, work and enjoy themselves. It is also important that new development sits well with its neighbors and does not have an adverse effect on their existing uses and amenity. These elements should influence the design of new development to ensure it integrates with its surroundings and either enhances areas of existing quality or introduces a more distinctive character to areas of weaker character. Given the facts of the development and the policy above, it is my view that the application as submitted is an acceptable form of development in planning terms and design, and should therefore be granted permission subject to the standard conditions of being built in accordance with the approved plans, and to be used incidental to the enjoyment of the dwellinghouse.	

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 proposal is for a single storey extension to the rear following demolition of the existing conservatory. The proposed extension will have a height of 3m, a width of 4.4m and a depth of 3m from the original rear wall, there is to be a roof lantern inserted into the centre of the roof of the extension which will have a maximum height of 3.2m from the ground level. The materials to be used will match those on the existing property.
- 7.4 The proposal will be partially visible from the public realm due to the angle of the road but would be partially screened by the boundary treatment and would not have any adverse affect on the character of the area.
- 7.5 Concerns were raised with regard to the design of the of application as submitted which the extension would of had a width of 6.85m coming off the side rear wall would of been out keeping with the area. Concerns were also raised with regard to loss of light and over shadowing from a neighbouring property, the agent took these comments into consideration and submitted amended plans on 12 May 2020 which took the side/rear element from the proposal, the maximum height of the proposal was amended from a pitch roof with a maximum height of 3.5m to a flat roof with a maximum height of 3m.
- 7.6 Notwithstanding the above the proposal would now comply with the Permitted Development criteria set out in the Town and Country Planning General Permitted Development Order 2015 as amended for Schedule 2 Part 1 Class A, therefore the concerns raised by the third party would not be justifiable for a reason for refusal.
- 7.7 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

- 7.8 The proposal would not be visible to the neighbouring properties to front of the application site and therefore any impact would upon these neighbouring properties would be acceptable.
- 7.9 The neighbouring properties t the rear and south side would be a significant distance form the proposal and would be screened by the boundary treatment and natural screening along these boundaries therefore the impact upon these properties would be minimal and acceptable.
- 7.10 The adjoining neighbouring property to north (No.35) has an existing conservatory of approximately 3m in depth, the proposal would not protrude any further than the conservatory at No. 35 the additional impact caused is not considered to be significant. No new windows are proposed in the north side elevation of the development which would maintain privacy levels between the dwellings and therefore on balance, the works are therefore considered to create a limited and acceptable impact the works would not warrant a refusal of planning permission.
- 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).

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/20/00127 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:

Application Form - Received 13 February 2020
Location Plan, Existing Elevations and Floor Plan - Drawing No. HOP-A-001-S - Received 13 February 2020
Proposed Elevations and Floor Plan - Drawing No. HOPA -003 - P - Received 12 May 2020

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.