
Site Address:	20 Verbena Crescent, Waterlooville, PO8 9DD		
Proposal:	Single storey front extension with pitched roof.		
Application No:	APP/20/00233	Expiry Date:	03/06/2020
Applicant:	Mr & Mrs Carr		
Agent:	Mrs Gregory	Case Officer:	Denise Sheath
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Verbena Crescent, Waterlooville, is a single storey detached bungalow, constructed with red brick and white painted brick to all elevations, the property benefits from a single storey detached garage along the side/rear south elevation and a hardsurfaced driveway leading from the garage to the entrance at the front of the property. The boundary treatment consists of close boarded wooden fencing staggering in height from 1.8m to approximately 1.4m to the side elevations and an approximate 1m brick wall to the front elevation.

The streetscene consists of many detached bungalows of different style and designs many of which have been modified.

2 Planning History

None

3 Proposal

Single storey front extension with pitched roof.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 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

(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 front extension which will protrude a further 4m from the existing front principle elevation, the roof will maintain its existing height of and shape with the repositioning of the front velux window to the side (north) elevation above the study room. The extension is to reconfigure the internal layout of the property to include an additional bedroom taking the property from a 2No. bedroom bungalow to a 3No. bedroom bungalow. The property is currently set back 11.5m from the highway and with the addition of the front extension the bungalow will still be moderately set back 7.5m from the highway.

7.4 The existing ground floor bedroom window to the side (north) elevation will be changed to 2No. separate smaller in width windows filling the same space, there is to be a new front entrance door inserted along the side (south) elevation these alterations could be carried out under permitted development without the requirement for planning permission.

7.5 The proposed extension would be visible from the public realm and as the design and materials of the extension is in keeping with the existing frontage it would not have any adverse effect upon the streetscene, the bungalows along this section of Verbena

Crescent do not have a set building line and are a variety of designs.

- 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 neighbouring properties to the rear of the property would not be impacted by the proposed development.
- 7.8 The neighbouring property to the front (No.71 Cotwell Avenue) of the property has a distance of 12.4m from boundary to boundary, this property is on the adjacent side of the highway, the development would be partially screened by the 2m of hedging along the boundary for this neighbouring property, therefore any impact upon this neighbouring property would be acceptable.
- 7.9 The neighbouring property to the south elevation (No.18) has a distance of approximately 8.6m from their facing side (north) elevation to the proposal, there is to be no additional windows along this facing elevation, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.10 The neighbouring property to the north elevation (No.22) has a distance of approximately 5m from their facing side (south) elevation to the proposal, although there is to be a replacement of the existing 1No. window to 2No. windows these windows will be in the same location with no additional width along this facing elevation, therefore there would be no more overlooking than there is already. Therefore the impact upon this neighbouring property would be acceptable.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 The proposal would result in the provision of an additional bedroom, however parking to serve the site would be 2 spaces and would therefore be in accord with the Standards set out in the Council's Parking SPD. The proposal is therefore in accord with Policies CS16 and DM13 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00233 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 March 2020

Location Plan - Drawing No. 202002.exg01 - Received 08 April 2020

Site Plan - Drawing No. 202002.PIApp02 - Received 08 April 2020

Existing Floor Plan - Drawing No. 202002.exg02 - Received 13 March 2020

Existing Elevations - Drawing No. 202002.exg03 - Received 13 March 2020

Proposed Floor Plan and Elevations - Drawing No. 202002.PIApp01 - Received 13 March 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.