
Site Address:	32 Barney Evans Crescent, Waterlooville, PO8 8SR		
Proposal:	Two storey side extension.		
Application No:	APP/19/01047	Expiry Date:	07/01/2020
Applicant:	Mr T Singh	Case Officer:	Selina Donophy
Agent:			
Ward:	Hart Plain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, detached dwellinghouse located on the North side of Barney Evans Crescent. This property is of brick construction, with a pitched roof, attached front garage and conservatory to the side which would be removed as part of this application. It has a hardstanding to the front with space for three vehicles and there is a private road to the West of the property which leads into a private car park, located adjacent to the rear garden of the property.

2 Planning History

94/59147/000 - Erect P.V.C u conservatory to side of property, PERM,
04/59147/002 - Single storey white UPVC conservatory to rear elevation in Edwardian style., PERM,16/12/2004
05/59147/003 - Conservatory to rear, PERM,07/03/2005
APP/12/00056 - Reduce branches of 1No. Oak tree (T1) by 4m to boundary with 30 Barney Evans Crescent, subject to TPO 0971., PERM,08/03/2012

3 Proposal

This proposal comprises of a two storey side 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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection providing the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by Technical Arboriculture.

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: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
There has been no consultation with the four neighbours that own the private road that splits the properties on either side, This construction will restrict access for the aforementioned four neighbours over the private road & private car park that exists due to the construction of this extension. 32 Barney Evans Crescent has no right of way over this road or use of the car park & we have had problems before relating to this matter & the fact that they already have a conservatory in place there which removed their own side access to their property which should never have been given planning permission in the first place .Last time they placed a skip in the car park without any permission & blocked vehicles from being able to reverse or park without some difficulty. I strongly protest to this planning application & will seek legal advice if it the council pass this application	Comments addressed in Planning Considerations section of the report

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) Impact on 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 This proposal is for a two- storey side extension located to the West elevation in the position of the existing conservatory site . The extension would have a pitched roof and would have an approximate height of 6.7 metres to the ridge line, a depth of 3.7 metres and a width of 3.1 metres. It would not extend further back than the existing rear elevation wall. The Havant Borough Design Guide sets out some design principles regarding two storey extensions, recommending they be subservient to the main dwelling, set back from the building line and have a lower ridge height. It also advises that two storey extensions should be at least two metres from the boundary to prevent neighbouring properties and the street scene being adversely affected.

This proposed side extension would be set back from the front elevation of the property by approximately 5.3 metres and the ridge line would be set down from that of the main property. The Western elevation wall of the side extension would come up close to the boundary, however the overall footprint would remain the same as the existing conservatory, which has a depth of 3.6 metres and a width of 3.1 metres. The extension would be visible from the public realm, as it is located at the end of the road, with the side and front wall situated adjacent to the private road. It is judged that in terms of design and scale, this side extension would appear subservient to the main dwelling and not overly dominant to the streetscene as it would be adequately set back .

The proposed materials would include facing brickwork and concrete interlocking tiles, both to match existing as well as upvc windows and doors . There would be one window proposed at first floor level to the front and rear elevations, as well as double doors to the rear ground floor and a window at ground floor level on the side elevation. One additional window would also be proposed to the side (West) elevation of the main property, which would serve an ensuite bathroom and would be obscure glazed.

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 Immediately West of the proposal site is the private road and properties 33 and 35 Barney Evans Crescent and to the North West is a private car parking area. The two storey side extension would be visible from these properties, set across from the private road, however would be reasonably modest in size. It would be sited approximately 6.5 metres away from no 35, the property closest to the application site, therefore any impact on neighbour amenity such as overshadowing or overbearingness is judged to be negligible. There would be one window proposed at ground floor level on the West elevation of the extension, however there are existing windows in this position, where the current conservatory is sited, and so this would not be considered to cause any increase in overlooking.

In regards to the concerns raised surrounding parking and the use of the private access road and car park, this is deemed to be a civil matter and not a planning issue. The property is accessed via Barney Evans Crescent and does not encroach beyond the site boundary so no Certificate B has been necessary. All adjacent properties have been notified of the proposed development. No 32 has adequate space to park 3 vehicles on the hard standing to the front of the property and this should be used as parking space for any vehicles associated with construction. In terms of planning considerations, use of the private car parking facilities is not relevant in this case.

- 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) Impact on trees .

- 7.6 There is a TPO Oak tree located in the rear garden of the property. The Council's Arboricultural Officer has been to assess the site and has stated no objection on the terms that the works take place in accordance with the Arboricultural Method Statement and Tree Protection Plan that has been supplied with this application.

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 **DEGRANT PERMISSION** for application APP/19/01047 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:
Proposed floor plans and sections received 22.10.2019
Arboricultural implications assessment received 12.11.2019
Block and parking plan received 12.11.2019
Location plan received 12.11.2019
Tree protection plan received 12.11.2019
Existing and proposed floor plan and elevations received 22.10.2019
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.