
Site Address:	16 Sandyfield Crescent, Waterloooville, PO8 8SQ		
Proposal:	Single storey side/rear extension.		
Application No:	APP/20/00168	Expiry Date:	21/04/2020
Applicant:	Mr & Mrs Chapman		
Agent:		Case Officer:	Joseph Toole
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Sandyfield Crescent, Waterloooville, is on the east side of the road. The application site is a semi detached bungalow comprising of red brick and white render with interlocking concrete tiles. Vehicular access is from Sandyfield Crescent with parking to the front and in the garage.

The property is located in an residential area of mainly bungalows which vary in size, scale, massing and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site within the planning statement which have been used to inform this decision together with publicly available aerial and street views..

2 Planning History

No relevant planning history.

3 Proposal

Single storey side/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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link southernwater.co.uk/infrastructure-charges

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

A) An adequate soakaway or some other adequate infiltration system

B) A Water Course

C) Where neither of the above is practicable: a sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any future works commence on site.

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: 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

(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 Originally the application involved a proposed front extension however there were concerns this would have a negative impact on the street scene. Therefore, discussions took place with the applicant and the application was amended with the removal of the proposed front extension.
- 7.4 The proposed development would involve a side/rear extension. The proposed single storey side extension would be used as a utility /play room and have a width of approximately 2.5 metres the same as the existing garage, a depth of approximately 4.2 metres and a flat roof with maximum height of approximately 2.8 metres. The proposed rear extension would be used as a kitchen and lounge space and have a width of approximately 9.9 metres (including the side extension), a depth of approximately 4.4 metres and a pitched roof with maximum height of approximately 4.3 metres.
- 7.5 The proposed development would have white render and concrete tiles to match the existing property. As a result it would be in keeping with the context of the main dwelling.
- 7.6 The proposal would be not be visible from the public domain. It is considered that proposed development would be subservient to the host dwelling. The proposed extensions of this scale would be appropriate in terms of the size of the plot and the retained amenity space. .
- 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 On the north side facing No. 18 Sandyfield Crescent there would be a velux window in the roof of the proposed rear extension. This would bring light in and would not be possible to look out of due to its height and position in the roof. Due to the nature of the development and the existing screening of approximately 1.8 metre high fencing along the shared boundary this would not result in overlooking or appear overbearing to the occupiers of No. 18 Sandyfield Crescent, therefore it would be deemed acceptable.
- 7.9 To the south side facing No. 14 Sandyfield Crescent the proposed rear extension would have a velux window. This would bring light in and would not be possible to look out of due to its height and position in the roof. The proposed rear extension would be offset approximately 1 metres from the shared boundary which would be screened by the existing approximately 1.8 metre high fencing. Therefore, it is not considered to

have an adverse impact on the occupiers of No. 14 Sandyfield Crescent in terms of overlooking or overbearing.

- 7.10 To the rear the proposed rear extension would have bi-folding doors and the proposed side extension would have a window. This would be screened by the existing approximately 1.8 metre high fencing to the rear. Therefore, it would not cause any significant issues with overlooking or loss of private amenity space to the neighbouring properties.
- 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.

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/20/00168

- 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
Site Plan - 5333/500 REV B
Proposed Ground Floor Plan - 5333/3 REV E
Proposed Elevations - 5333/4 REV C
Existing and Proposed First Floor Plans 5333/5
- 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.

