
Site Address:	40 Place Crescent, Waterloooville, PO7 5UP		
Proposal:	Single storey rear and side extension.		
Application No:	APP/19/01234	Expiry Date:	12/02/2020
Applicant:	Mr & Mrs Hardy		
Agent:		Case Officer:	Selina Donophy
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the East side of Place Crescent. This property is constructed of red multibrick , with a pitched roof , attached garage and front porch.

2 Planning History

00/64932/000 - Attached garage to side (west) and porch to front, PERM,13/07/2000

APP/11/01408 - Erection of single storey rear conservatory following demolition of existing conservatory. , PERM,17/11/2011

APP/11/01801 - Application to vary condition 3 of Planning Permission APP/11/01408 relating to obscure glazing to east elevation., PERM,20/01/2012

3 Proposal

This proposal consists of a single storey rear and 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

None received

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

Comment	Officer Comment
No comments received	

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 This proposal consists of a rear and side extension with a monopitch roof which would have a height of approximately 3.5 metres, a width of 6.3 metres and a depth of 2.4 metres, extending to 3.5 metres depth to the side. It would have double doors leading to the rear garden and a small window to the rear. The existing conservatory would be demolished which has a height of 3.1 metres; with a hipped roof. The proposed extension would create an enlarged kitchen/ diner with a wet room to the side.

These rear extension works would not be visible from the street and therefore it would not have any significant impact upon the streetscene. The extension would be relatively modest in scale, as the depth would be reduced from that of the existing conservatory. The materials proposed include facing brickwork and concrete tiles to match the existing property and this is considered to be appropriate within the context of the area.

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 To the East of no 40 is the adjoining property, no 38 Place Crescent. This property has a conservatory to the rear, with glass panelling to the sides and rear. No 40 also currently has a conservatory situated to the rear which also has glass on all elevations, which is screened from the no 38 by the fence boundary treatment - the existing glass would be replaced with the brick wall extension. This could be considered an improvement in terms of increased privacy to these rooms. Although the rear extension would come right up close to the boundary shared with no 38 and the height would be increased from the existing conservatory, a rear extension of this scale could be built in this position under permitted development. This proposal is not deemed to have any significant adverse impact upon this neighbouring property.

To the West of the property is no 42 Place Crescent, which forms part of another pair of semi-detached properties. The side element of the proposed extension would be located behind the garage on the West side of the property, however no 42 is set forward from no 40 and the proposal remains modest both visually and in scale, therefore any impact on this property would be negligible.

- 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). 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/19/01234

(A) 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:

Block plan received 18.12.2019

Location plan received 18.12.2019
Proposed ground floor plan 5327/2
Existing and proposed elevations 5327/3
Section plan 5327/4

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.