
Site Address:	25 Sandyfield Crescent, Waterlooville, PO8 8SQ		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00066	Expiry Date:	26/03/2020
Applicant:	Mr Murray	Case Officer:	Denise Sheath
Agent:			
Ward:	Hart Plain		
Site Visit Date:	26/02/2020		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.25 Sandyfield Crescent is located on the west side of Sandyfield Crescent within an area of predominantly residential development which is characterised by bungalows, many of which have rooms in the roof area and some of which have dormer windows. Dwellings to the rear in Hart Plain Avenue are also bungalows. The application dwelling is constructed of buff bricks with a roof of brown profiled concrete roof tiles on a fully hipped roof with a small forwards projecting element, also with hipped roof.

To the south side there is a detached single garage with car port in front. There is also an outbuilding to the rear of the garage. Both the garage and outbuilding are located on the southern site boundary and the outbuilding extends almost up to the rear boundary of the site. To the rear of the application dwelling there is also a modest conservatory. Boundary treatment is fencing and hedging to the rear and rear/sides, apart from the buildings on the south boundary. To the front, the dwelling is enclosed by low walls. There is a driveway adjoining the south boundary and there is parking at the site, including the garage for 3 to 4 cars.

The adjoining dwelling to the south, No.23, has a rear conservatory which is located close to the site boundary, which has wooden panel fencing of 1.8m screening it.

2 Planning History

APP/19/00709 - Loft conversion with gable lifts and front and rear dormers; single storey rear extension., REFUSED 17/01/2020

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)

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

5 Statutory and Non Statutory Consultations

None relevant

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 The proposed single storey rear extension would replace the existing conservatory to the rear of the dwellinghouse. The existing conservatory has a depth of approximately 2.6m and a maximum height of approximately 2.5m, the proposal would have a depth of 4m a maximum height of 2.9m and would expand the total width of the dwellinghouse with a roof lantern to be installed within the centre of the flat roof, the materials to be used would match those on the existing dwelling house.

7.4 The proposal is positioned to the rear of the dwellinghouse and would be completely screened from the public realm and Sandyfield Crescent. Development is present along the rear elevations of the dwellings in Sandyfield Crescent and therefore the works proposed at No 25 are considered to not look significantly out of place.

7.5 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

7.6 The proposed rear extension would be partially screened by the existing garage and outbuilding along the shared boundary with No. 23, the proposed extension would protrude a further 1.4m than the existing conservatory and have a height difference of approximately 0.4m, there would be a distance from the proposal to the shared

boundary of approximately 5m, any additional impact created by the proposed extension would be acceptable.

- 7.7 The proposed rear extension would be partially screened by the existing boundary treatment and the garage within No.27. The proposal would maintain a 1m gap to the shared boundary and would have a 5m gap from the proposal to the main dwellinghouse. There are to be no windows or doors installed within this facing elevation, therefore the impact upon this neighbouring property with regard to the proposed extension would be acceptable.
- 7.8 The neighbouring properties to the rear (No.112 & 114 Hart Plain Avenue) will have a distance of at least 5.5m from the shared boundary to the proposed extension and a distance of at least 9m from the proposal to their rear facing walls, the proposal would be partially screened by the existing boundary treatment, therefore the impact upon these neighbouring properties with regard to the proposed extension would be acceptable.
- 7.9 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/20/00066 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 28 January 2020
Location Plan - Received 28 January 2020
Block Plan - Drawing No. 5260/500 Rev A - Received 28 January 2020
Existing Floor Plan - Drawing No. 5260/1 - Received 28 January 2020
Existing Elevations - Drawing No. 5260/2 - Received 28 January 2020
Proposed Floor Plan - Drawing No. 5260/3 Rev B - Received 30 January 2020
Proposed Elevations - Drawing No. 5260/5 Rev D - Received 18 February 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.