

---

|                 |                                                                              |               |            |
|-----------------|------------------------------------------------------------------------------|---------------|------------|
| Site Address:   | 4 The Crest, Waterloooville, PO7 5DG                                         |               |            |
| Proposal:       | Two storey rear extension, additional first floor window to north elevation. |               |            |
| Application No: | APP/19/00814                                                                 | Expiry Date:  | 14/10/2019 |
| Applicant:      | Mr Hounsell                                                                  |               |            |
| Agent:          | Mr Ralph                                                                     | Case Officer: | Ross Leal  |
|                 | Martin Ralph Chartered                                                       |               |            |
|                 | Surveyors                                                                    |               |            |
| Ward:           | Purbrook                                                                     |               |            |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

4 The Crest, Waterloooville comprises a semi-detached 4 bed house with rear dormer providing a 3rd storey. The property which, is of brick, render and tile construction, is served by a drive providing parking for 2 vehicles. The Crest comprises a primarily residential road of mixed form and character, with the adjacent dwelling to the north and opposite being single storey bungalows. The site slopes down to the road, which falls in a north south direction.

## **2 Planning History**

none

## **3 Proposal**

Two storey rear extension, additional first floor window to north elevation. The existing rear conservatory would be demolished and a part single part two storey extension is proposed in the same position and same depth (3m) as the conservatory to be demolished, but with the first floor set in by 1.31m from the side boundary with the adjoining semi. at no. 3 The Crest.

## **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**

**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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment | Officer Comment |
|---------|-----------------|
|         |                 |
|         |                 |
|         |                 |
|         |                 |
|         |                 |

**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 proposed extension lies to the rear and would not be readily visible from the road. It has a dummy pitch as opposed to a fully pitched roof so as not to obstruct the windows in the existing dormer. Whilst this does not reflect the fully pitched roof design of the original dwelling, the details to the dummy pitch provide the appearance of a hipped roof and are not considered detrimental to the appearance of the property. 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 The main impact relates to the adjacent properties at No 3 and No 5 The Crest. The adjoining semi has a bedroom window in the rear elevation, the centre of which is 1.9m from the boundary, The proposed first floor would be 1.3 from the boundary and 3m deep, hence the 45 degree line from the centre of the window is not obstructed and an acceptable relationship is achieved. In respect to the bungalow at No 5, this property has windows in the side elevation facing the application site, but these are obscure glazed and already overshadowed by the existing house. In respect to the windows in the rear the proposed extension would result in only a slight infringement of the 45 degree line, and the impact would be limited and is not considered significant enough to support refusal.
- 7.5 The proposed window in the side of the existing dwelling would serve a bedroom. It could result in some overlooking of the bungalow at No 5 and hence it is recommended that the window be obscure glazed to a height of 1.7m above floor level.
- 7.6 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

- 7.7 The parking requirements for a 4 and 5 bed property are the same and hence there is no additional parking requirement.

**8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/19/00814

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 Plans and elevations 17.173.104 Rev A

**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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development), prior to first occupation of the extension hereby permitted the window in the first floor on the north elevation facing No 5 The Crest shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.