
Site Address:	27 The Crescent, Waterlooville, PO7 5EU		
Proposal:	Single storey rear and side extension.		
Application No:	APP/19/00463	Expiry Date:	02/07/2019
Applicant:	Mr P Matthews		
Agent:	Mr D Treagus	Case Officer:	John Shaw
	Derek Treagus Associates		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a two-storey semi-detached property to the eastern side of The Crescent, Waterlooville. The varied streetscene consists of a mix of two storey detached and semi-detached properties, two storey terraced dwellings as well as bungalows all of which display differences in regard to style, design and use of materials. The dwelling benefits from a long and narrow rear garden of approximately 25m at the end of which is a flat roof garage that is attached to the garage of no. 25 The Crescent.

The application dwelling is formed of brick and white pebbledash render to all elevations, a tile roof, brown fenestration and is set along a run of 6 properties which collectively form a regular building line. The dwelling currently has a 1.5m rear extension with mono-pitch roof which houses the dwelling's kitchen; the application which is the subject of this report would see this extension extended further to both its rear and side to allow the creation of an enlarged kitchen as well as a downstairs toilet and utility room.

During the course of the application, the extension was altered from a flat roof proposal with a roof lantern to a mono-pitched construction with roof lights following discussions between the agent and the planning officer.

2 Planning History

None relevant

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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 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: 1

One letter of support has been 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 The single storey rear extension would be set down from the rear facing windows which serve the first floor and would be formed of materials to match existing. The mono-pitch roof would match the height of the existing rear extension which would be replaced. Though the extension would project to the side, it would be set behind the main entrance to the dwelling which also projects to the side and a wooden side gate approximately 1.8m in height. Overall, the proposal would in terms of design be highly similar to the existing rear extension though deeper and wider. Despite the larger scale, the extension would remain subservient to the bulk of the existing dwelling and would have no undue impact on the character of the area due to its screened position

to the rear.

- 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

- 7.4 The proposed extension would project a further 1.5m than the existing rear extension making a total rearward projection of 3m. The extension would have a height of 3.7m matching the height of the existing rear extension. The eaves height would be 2.7m. The extension would be built up to the shared boundary with no. 25 The Crescent and within close proximity of a rear facing ground floor window. When the height, depth and proximity to the neighbouring is considered, it is deemed that the extension would cross the 45 degree angle when taken both from the centre of the habitable window of the neighbouring property and when drawn downward from the near top corner of the proposed extension which is crossing the line with the guidance laid out within the Havant Borough Design Guide. However, following amendments received during the course of the application which resulted in the reduction of the rear projection from what was originally proposed by 0.1m, the eaves height by 0.4m and a redesign of the roof from a flat to a mono-pitch roof, the agent correctly stated that if the application was solely for the rear extension then it would comply with Class A Part 1, Schedule 2 of the General Permitted Development Order. Therefore, whether this application should be permitted or not comes down to whether the additional side extension which would not be permitted development would be enough to warrant refusal.
- 7.5 It is considered that the proposed side extension would at single storey have a sufficient separation distance from the conservatory to the rear of no. 29 The Crescent and which would be set due north to not cause undue harm to the residential amenity of this neighbouring property.
- 7.6 In light of the above, it is concluded that the fallback position put forward by the agent in regard to the rear extension element is one which carries significant weight and on the basis of this position, the application should be permitted. It should also be noted that one letter of support and no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is deemed acceptable in regard to the impact on the character of the wider area and on neighbouring amenity 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/19/00463

(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:

Revised Site and Location Plans received on 03/07/2019 (Scale 1:500);
Existing Details, Existing Elevations and Floor Plan;
Proposed Elevations and Floor Plan, Drg No. 19/794/01 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.