
Site Address:	23 Haslar Crescent, Waterlooville, PO7 6DB		
Proposal:	Single storey rear and side extensions with new cladding. Erection of garage.		
Application No:	APP/19/00334	Expiry Date:	31/05/2019
Applicant:	Mr Edwards		
Agent:	Mr Clark	Case Officer:	Bee Crawford
	Roger Clark(Architectural Services)		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a detached garage to the rear. It has a brown tiled pitched roof and elevations of cream painted render. The site is level with open vehicular access leading to an area of block paving, grass and shrubs, open to the eastern boundary with shrubs to western and front boundary. The rear garden is laid to lawn with a patio area and is enclosed to the eastern and western boundaries with 1.2 metre high fencing with a 2 metre high hedge to the rear boundary.
- 1.2 Detached bungalows are to the east and west, a pair of semi-detached bungalows are opposite and the rear gardens of properties in Sunnymead Drive are to the rear. The area is of medium density with detached and semi-detached bungalows of a similar age, different styles and design.

2 Planning History

APP/14/00644 - Prior notification for single storey development extending 4.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.2 metres and a maximum height of 4 metres GPDC, 16/07/2014.

3 Proposal

- 3.1 The proposal is for the construction of single storey rear and side extensions incorporating a replacement garage; new cladding.

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.

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

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 application is for a single storey side and rear extension and the side element of the scheme together with the new cladding will be visible from the public realm, although the property is set back approximately 7 metres from the highway, with the front elevation of the side extension a further 5.5 metres away.

- 7.4 The extension is to be built close to the eastern boundary, extending to a depth of 9.35 metres, and infilling the area to the rear of the property to a width of 5.15 metres. It would have a flat roof to a height of 2.5 metres to the garage element, increasing to 2.7 metres with a roof lantern of 0.4 metres to the rear extension. The development is to extend the kitchen and replace the garage and together with the existing rear addition would result in a generous increase to the original footprint of the property. However, it is considered it can be comfortably accommodated within the extent of the site, retaining sufficient rear amenity area.
- 7.5 The proposed cladding is of a muted colour and would be applied to the gable features of the property. Whilst it would be visible from the properties in the immediate vicinity, there are other examples of this type of finish and it is judged it would not cause significant harm to the character and appearance of the area.
- 7.6 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

- 7.7 The side element of the extension would extend along the eastern boundary for a depth of 9.35 metres, with the western elevation of the property at number 25 Haslar Crescent 2.4 metres away. There are no windows in the side elevation of the extension and whilst there are two windows in the western elevation of the neighbouring property, it is considered any resulting impact would not be unacceptable. Furthermore, the extension is of a modest height which would lessen any perception of it being overbearing.
- 7.8 The proposal could be perceived to lead to a loss of light to the property to the east. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, and although part of the extension falls within the 45 degree overshadowing zone of a window at this property, it is considered the resulting impact is not so great as to constitute a defensible reason for refusal. Furthermore, the existing garage which the extension will replace also currently falls within the 45 degree overshadowing zone of this property. No letter of objection was received from the occupiers of this property.
- 7.9 The rear extension will infill the area between the eastern elevation of the existing addition and the rear elevation of the property. Consequently it is considered any impact on the property to the west would be minimal. It is therefore judged that the side and rear extension together with the new cladding would not result in any harmful effect on the neighbouring properties or the properties opposite the application site. It is considered the properties to the rear are a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.10 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). Although a parking plan was not submitted as part of the application, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.

- 7.11 Consequently, it is considered that the proposal is unlikely to 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/19/00334 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 240/392/4	Location and site plan
Drg no. 240/392/5	Existing floor plan
Drg no. 240/392/6	Proposed floor plan
Drg no. 240/392/7	Existing and proposed elevations plan
Drg no. 240/392/8	Proposed section plan
Email from agent dated 28/05/19 showing details of cladding	

Reason: - To ensure provision of a satisfactory development.