
Site Address:	18 Warfield Crescent, Waterloooville, PO7 7JP		
Proposal:	Single storey rear extension and extended dormers.		
Application No:	APP/19/00001	Expiry Date:	27/02/2019
Applicant:	Mr G Christmas		
Agent:	Mr P Davey	Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style bungalow with render and brick elevations and dormer windows to the front and rear. A detached garage is located to the rear, along the western boundary, and the area to the front of the property has been hardsurfaced to provide curtilage parking for several vehicles. The rear garden is of a generous size and is split level with steps leading down to the lower part of the garden which slopes down to the south. The garden is enclosed by fencing.
- 1.2 The streetscene comprises a mix of one and two storey properties which vary in age, style and design.

2 Planning History

93/58388/000 - Detached garage and store, PERM,19/07/1993

3 Proposal

- 3.1 Single storey rear extension and extensions to the existing front and rear dormers.

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

5.1 No consultees required for this application.

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

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 ground floor extension and rear dormer are to be located to the rear of the property and as such will not be readily visible from the public domain. Notwithstanding this, the size and proposed materials are considered to be sympathetic and appropriate in relation to the host dwelling.

7.4 The proposal includes the extension of the dormer to the front of the property. The existing character of the area is one of a mix of roof styles, with dormers and rooflights visible within close proximity and therefore it is not considered that the extension of the existing dormer would significantly impact the character of the area. Furthermore the dormer will sit back into the roof, back from the front line of the wall below and below the existing ridge line, and therefore whilst large, on balance is in general compliance with the Havant Borough Design Guide.

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 original plans submitted included a first floor balcony above the flat roof of the extension. It was considered that this would result in unacceptable overlooking to the neighbouring properties and subsequently this element of the scheme has been withdrawn and amended plans submitted. It is recommended that should this application be granted permission a condition is attached to ensure the flat roof is not accessible.
- 7.7 The original plans submitted also proposed alterations to the existing front dormer which would increase the projection by 900mm and the height would be increased, by means of a pitched roof, from 1.6 m to approximately 3.1m. This extension was considered to be bulky and out of keeping with the context of the streetscene. Amended plans have subsequently been received which reduce the projection by 300mm and alter the pitched design to a flat roof dormer with a maximum height of 2.05m. These alterations are considered to have addressed the concerns initially raised. The submitted plans also show the windows proposed to be inserted into the front dormer are of a similar size to those on the current dormer. Furthermore the windows will not overlook any private amenity spaces. The front dormer is set back into the roofslope and will not result in any overshadowing the neighbouring properties.
- 7.8 The proposed rear extension will project 3.3m beyond the current rear wall, with a height of 2.9m. The plans show the extension will be set approximately 2.5m from the property to the east (20 Warfield Crescent) and in excess of 5m from the property to the west (16 Warfield Crescent). A 45 degree light test shows that the proposal will not result in a significant reduction of light to either the properties or rear amenity areas to the neighbouring properties. The extension is to include a window and patio doors to the southern elevation, and an access door to the western elevation, approximately 4m from the western boundary line. It is not considered that the extension would have a significant impact on the occupiers of the properties to the east or west in terms of loss of light or privacy.
- 7.9 The proposal also includes the extension of the rear dormer by means of an increase in the width and projection. This form of first floor extension will be set over 1m back from the eastern and western elevations of the host dwelling with no windows to the sides and it is therefore not considered that this element of the proposal would have a significant impact on the neighbouring properties in terms of loss of light or privacy.
- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00001 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:

Location plan - received 21.12.18

Block plan - received 21.12.18

Existing floor plans and elevations - received 21.12.18

Amended proposed ground floor plan - received 25.02.19

Amended proposed elevations - received 16.04.19

Amended proposed first floor plan - received 16.04.19

Amended sections - received 16.04.19

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 At no time shall the flat roof of the single storey extension hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.