
Site Address:	11 Crofton Close, Waterlooville, PO7 5LR		
Proposal:	Two storey side extension.		
Application No:	APP/18/00216	Expiry Date:	25/04/2018
Applicant:	Mr & Mrs Mason		
Agent:		Case Officer:	Bee Crawford
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and detached garage. It has a brown tiled pitched roof and elevations of red multibrick and tile hanging at first floor. The site is level with a slight north/south decline to the road. The front garden is laid to lawn, open to the east and a 0.5 metre high open fence to the front and side. The rear/side garden has a raised patio area, grass and decking enclosed with a hedge in excess of 2 metres high and fencing ranging in height from 1.8 metres to 2 metres. There is open vehicular access to the garage via a concrete drive.
- 1.2 The adjoining two storey semi-detached property is to the west, the side aspect and rear garden of a two storey semi-detached property is to the rear, and two storey terraced properties are opposite and to the east. The area is of medium density with modern two storey semi-detached and terraced houses of similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPED December 2011
Havant Borough Council Parking SPED 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: 16

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 proposed two storey extension would be visible from the public realm, and whilst the surrounding properties are of a similar age, they are of a slightly different design. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide, advising that this type of development should be subservient to the main dwelling, set back from the building line and have a lower ridge height.

7.4 However, the property is at the end of a row of six houses with garden areas to three sides of the house and the side aspect of the neighbouring property at number 9 is to the south east of the site. Consequently, it is judged the proposal would not appear cramped and the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line with a lower ridge

height. In this particular case the extension is deemed to be subservient to the main dwelling by virtue of the proposed width.

- 7.5 Therefore it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.6 The proposed two storey extension is to the eastern elevation of the property, situated a minimum of 2.6 metres and a maximum of 7.6 metres from the property boundary to the side. There is one side window at first floor level, although there is a first floor side window in the existing elevation and the new window will be 30 metres from the properties opposite. Due to the relationship between the application site and the neighbouring properties to the south east, any resulting overlooking from this window would be to the front of these properties which are in full view from the highway.
- 7.7 There is a window and door in the rear elevation of the proposal, however this faces the side aspect of the neighbouring property at number 9 which has no side windows and is situated beyond the garages of the two properties, approximately 7.5 metres away. It is therefore considered the scheme would not have a harmful effect on this property.
- 7.8 Sufficient amenity space would be retained on the site contiguous to the property, maintaining the spacious nature of the streetscene and the extension is situated such that any impact on the adjoining property at number 15 Crofton Close would be negligible. The property to the west is approximately 9.5 metres away and there are no windows in the western elevation of the extension. It is therefore considered any impact on this property would be nominal.
- 7.9 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.

(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). A condition is therefore recommended for these to be provided.

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/18/00216 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 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 4934/500

Site layout plan

Drg no. 4934/1

Existing floor plans

Drg no. 4934/2 Rev A

Proposed ground floor plan

Drg no. 4934/3 Rev A

Proposed first floor plan

Drg no. 4934/4 Rev A

Proposed elevations plan

Drg no. 4934/5

Cross section plan

Reason: - To ensure provision of a satisfactory development.