
Site Address:	81 Andrew Crescent, Waterlooville, PO7 6BG		
Proposal:	Single storey side/ rear extension. Dormers to front and rear elevations.		
Application No:	APP/17/01307	Expiry Date:	07/02/2018
Applicant:	Mr & Mrs Butler		
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached bungalow located on the south eastern side of Andrew Crescent in Waterlooville. The property has been constructed of brick with a hung tiled roof. The front of the property is gravel and block paving, therefore providing off road parking for several cars.
- 1.2 The attached bungalow to the application site (No. 79 Andrew Crescent) has extended into their loft and has dormer windows to the front and the rear.
- 1.3 Andrew Crescent consists of semi detached and detached bungalows of varying styles, many of which have been extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey side/ rear extension. Dormers to front and rear elevations.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways
No comments received

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

(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 Varying styles and designs of dormer windows are visible within the streetscene. The front and rear dormers are to be of a similar colour and design to those on the attached property (No. 79 Andrew Crescent). The dormers are to sit back within the roof, back from the front line of the wall below and will not dominate the roof of the existing dwelling. It is therefore considered that the dormers would comply with the requirements of policy CS16 of the Havant Borough Core Strategy 2011.

7.4 The rear extension will not be visible from the streetscene and therefore will have no impact on the character of the area. Notwithstanding this the materials to be used will be similar to those on the existing dwelling.

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 dormer to the front of the property will include two windows, and will look north west towards the front garden of the properties on the opposing side of Andrew Crescent. It is not considered that these would have a significant impact on any

neighbouring properties. The dormer to the rear includes two windows which will look south east. The dormer will result in some overlooking to the neighbouring gardens however this rear dormer could be constructed under Permitted Development rights and therefore would not require planning permission.

- 7.7 The existing conservatory is to be removed to allow for the erection of the proposed rear extension, which will extend 5m from the rear wall of the original dwelling. It is proposed that a gap of approximately 0.45m will be retained between the extension and the boundary line with No. 79 Andrew Crescent. On carrying out the site visit it is evident that the proposed extension will impact the light to the reception room of No. 79 and this has been confirmed by carrying out a 45 degree overshadowing test. However the occupiers of No. 79 have raised no objection, and confirmed verbally that they have no objection to the scheme and therefore, should we refuse the application by reason of the impact on the neighbour, the works could still be completed after the submission of a Prior Notification (Larger Home Extension) application.
- 7.5 Consequently, it is considered that, although the proposal would have an impact on the neighbouring property, the lack of objection from the occupiers of this property would enable the applicants to construct the extension through the Prior Notification scheme and therefore the refusal of this application would be superfluous.

8 Conclusion

- 8.1 The scale, siting and design of the proposal are considered to be appropriate and the scheme recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01307 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 06.12.17
Block plan - received 06.12.17
Site layout plan - received 13.12.17
Photograph - received 13.12.17
Existing elevations - received 06.12.17
Existing floor plans - received 06.12.17
Proposed elevations - received 06.12.17
Proposed floor plans - received 06.12.17
Email from applicant confirming materials - received 31.01.18

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.