

Recommendation: **GRANT PERMISSION**

- 3.1 First floor side extension over existing garage; single storey rear extension; new pitched roof over garage entrance and porch; cladding to new elevations; revised fenestration. (Revised application).
- 3.2 The application follows an extant permission at the neighbouring dwelling No 88 Greenfield Crescent that was granted in February 2018. The works include a two

storey and single storey rear extension to the neighbouring dwelling and now No 86 which to apply for the original depth of their own extension to the rear.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection provided that a Tree Protection Plan is conditioned

Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Planning Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

Highways Engineer, Development Engineer

This application should be determined by the Planning Authority using standard Highway Authority guidance.

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: 8

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) Ecology
- (v) Parking
- (vi) Trees

(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 development to No 86 comprises of a single storey rear extension and an extension at first floor level to the side over the existing garage. The works proposed to the rear of No 86 are considered to be large in size but will be hidden from the public realm and should therefore not detract significant character from the streetscene. The extension to the rear is proposed to be built in a grey render which would differ from the red brick currently in place on No 86 however, part of the development is to install a grey cladding at first floor level to the front, side and rear of the dwellinghouse and therefore the change in materials proposed for the rear extension should look in keeping to the grey cladding proposed which is not considered to be an obtrusive colour nor look out of place in the streetscene. It is noted that Greenfield Crescent contains a varied streetscene with dwellinghouses having different coloured render and cladding in place therefore the impact of the works on the character of the area is considered to be limited and acceptable.

7.4 Along Greenfield Crescent and in particular to the south end of the road there are multiple examples of dwellinghouses that have extended at first floor level to the side above the existing garage. It is therefore considered that the development proposed to No 86 shall not be setting a precedent and would not look out of place within the streetscene. However, No 86 is situated in a confined plot that is at a slight angle to the north meaning that its proximity to No 88 to the north is significant. In order to reduce the visual impact the development has been set in from the front elevation and has been given a reduced ridge height. This is considered to be sufficient enough for the development to appear subservient on No 86 which accords with the Borough Design Guide. A gap between the dwellings shall be maintained as a result and due to the other examples within the streetscene the precedent has been set for first floor side extensions. It is therefore considered the harm caused would not be significant enough to warrant a refusal of planning permission and is therefore considered acceptable.

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 proposed extension at first floor level is proposed to be set in from the front elevation and will not extend past the side and rear elevation. The development does not include any windows at first floor level and will look onto the flank neighbouring wall at No 88. The addition of the window to the rear would create a view along the rear amenity space only and is for a bedroom which is considered to result in an acceptable relationship with the neighbouring dwelling. Therefore it is felt that the development should not lead to a significant amount of over-looking and that privacy levels should be maintained. It is noted that no letters of objection were received in respect of the scheme.
- 7.7 The extension to the rear is considered large in depth and due to its position on No 86 along the east side it has the potential to impact morning light levels reaching No 88 and a kitchen window that is in position to the south side of the rear elevation. However extant permission has now been granted for a part two and part single storey rear extension at the neighbouring dwelling No 88 which when built would reduce the harm caused significantly and assessed under the previous application. The new plans propose that the extension to the rear of No 86 is 6m deep which shall mean the works shall be roughly in line with one another and shall therefore not impact any outlooks nor cause a significant adverse impact to light levels. Therefore this depth is considered to not cause an un-neighbourly relationship with No 88 and coupled with no objection being made by the neighbour are considered to be acceptable.
- 7.8 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) Ecology

- 7.9 It has been highlighted that the development site is within 500m of a protected and notable species of great crested newts. However due to the moderate size of the development taking place and that the single storey rear extension will be the only extension of the existing dwellings footprint, coupled with the species being sufficiently away from the works it is considered that the works should not result in causing significant harm to the newts and can be considered acceptable.

(v) Parking

- 7.10 Parking provision has been made by the applicant showing how the front amenity space will be hard-surfaced to accommodate an additional car required for the increase in bedroom numbers. This is considered to accord with the Parking Standards SPD and therefore is considered to be acceptable.

(vi) Trees

- 7.11 The Arboricultural Officer has been consulted on the application due to the TPO trees onsite at No 86 Greenfield Crescent. Comments have been made that although the development should not impact on the adjacent TPO Oak Trees as one Oak Tree is on the boundary a tree plan should be submitted to the Local Planning Authority for approval prior to building work commencing to show how the TPO tree will remain

protected prior and throughout the development. This shall be conditioned as part of any decision to ensure the trees protection

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/18/00373 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:

Proposed Block and Parking Plan: Received 03.04.2018
Location Plan: Unique Plan Reference #00182330-DF8E5A
Proposed Elevation and Roof Plan: Received 14.06.2018
Proposed Floor Plan: Received 03.04.2018
Proposed First Floor Plan: Received 14.06.2018

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 No development work shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority outlining the position of the TPO Oak tree onsite within the shared boundary and the mitigation measures to ensure its protection prior and during the development work. All such approved measures shall be carried out throughout the period of construction activity at the site.

Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011