
Site Address:	8 Craigwell Road, Waterlooville, PO7 5PQ		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00538	Expiry Date:	11/07/2017
Applicant:	Mr & Mrs Newton		
Agent:	Mr C Flint	Case Officer:	Karen Wooden
	Chris Flint Associates Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached dwelling located on the northern side of Craigwell Road, which is a 'no through road'. The road consists of a mix of detached and semi detached houses and bungalows of varying age and design.
- 1.2 No. 8 Craigwell Road provides off road parking to the front and side of the house, which leads to a detached garage to the western curtilage, and a generous size rear garden.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

Single storey rear extension.

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

- 5.1 No consultees were 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: 1

Comment	Officer Comment
The proposal will have a significant impact on my view and light. The sidewall will block all sunlight and daylight from the closer half of my garden. The proposals will bring a stark contrast in character between the application site and other properties	Addressed in Section 7

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 rear extension will be a continuation of the main dwellinghouse and will not be visible from the public domain. The proposed render is to be a white finish, which will be in-keeping with the remainder of the property, which consists of brickwork and render, both of which have been painted white.

7.4 Concern has been raised by the occupant of the attached property that the alterations will result in a change in the character of the road. Craigwell Road is a small residential road located to the west of St Johns Avenue. The southern side of Craigwell Road consists of link attached bungalows and semi detached two storey dwellings. The northern side of the road consists of two storey detached and semi detached dwellings. The style and design of the properties is mixed, as are the materials used, which include brick, hung tiles and render. Therefore, due to lack of

existing uniformity, it is considered that the alterations to the property will not result in a significant impact on the character of the area.

- 7.4 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

- 7.5 The proposed extension will be set over three metres from the boundary line of the property to the west (10 Craigwell Road), with the nearest part of the proposal being approximately 6m to the north east of this neighbouring dwelling and therefore it is not considered that the application would have any significant impact on the occupiers.
- 7.6 A rear garden of approximately 26m will be retained and therefore the extension would have no impact on any property to the north.
- 7.7 An objection has been received by the occupant of the attached property (6 Craigwell Road). Concerns raised relate to potential loss of light to property and garden, and a site visit has been carried out to assess this. Extending approximately 2m from the north east of the dwellinghouse is a partially enclosed brick extension, which houses two storage areas (originally an external toilet). This area has a pitched roof which extends the width of the house. The western side of the roof is tiled, whilst the eastern side of this extension is open to the rear, with a roof of clear corrugated style material. The application site has previously added a rear wall to this area and converted this to extend their internal living accommodation.
- 7.8 A wall is located on the boundary line between No's 6 and 8 Craigwell Road, which follows the pitch line of the roof and is approximately 3.2m at the rear wall of the houses, dropping to approximately 2.2m in height.
- 7.9 The application is proposing to add approximately 3m onto the extended canopy area, resulting in an extension of 5m, with a maximum height of 3.1m. Permitted Development rights would allow a 3m high extension to extend 3m from the rear wall of the original dwellinghouse. This type of extension would not require the benefit of planning permission. When considering the potential loss of light to the occupier of No. 6, a 45 degree test has been carried out, and whilst it is acknowledged that the extension will result in a small reduction of evening light into the rear dining room, it also shows that an extension of 3m, and therefore not requiring planning permission, would equally reduce the light to this room. It is also important to note that the existing canopy roof to No. 6 Craigwell Road reduces the amount of light into this room, as well as the area immediately to the rear of the house.
- 7.10 The extension is to be rendered white, which will be in-keeping with the adjoining wall, reducing the visual impact.
- 7.5 Consequently, it is considered that the proposal would 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).

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/17/00538 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:

Site plan, floor plans and elevations - received 16.05.17
Email dated 06/07/2017 confirming render to be white

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.