
Site Address:	53 Place Crescent, Waterlooville, PO7 5UP		
Proposal:	Single storey side extension.		
Application No:	APP/17/00764	Expiry Date:	18/09/2017
Applicant:	Mr D Meek		
Agent:	Mr P Davey	Case Officer:	Harriet Pitney
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

Place Crescent is a residential cul-de-sac located in Waterlooville. The majority of the properties within Place Crescent are semi-detached, with the exception of a short row of terraced properties in the north of the crescent. The properties are set back from the front of the plot to allow for on-site parking.

No. 53 Place Crescent is a semi-detached property within the crescent and is two storeys in height comprising brick elevations and a tiled pitched roof. The property is located on a corner plot which has a reduced level of private amenity space to the rear in comparison to the other properties within the crescent, however benefits from more of a garden to the side (northern) elevation of the property. The rear garden of the property is enclosed by an established hedgerow.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age, style and design.

2 Planning History

None relevant.

3 Proposal

This application is for a single storey extension to the side (northern) elevation of 53 Place Crescent.

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

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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
- (v) Source Protection Zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 It is acknowledged that the single storey extension subject of this application would be visible from the public realm by virtue of its position to the side (northern) elevation of the application site. However, it is considered that the design and appearance of the proposed extension is deemed to be appropriate when considered in context with the main dwellinghouse and respects the existing built form.

7.4 It is important to acknowledge that many other properties within Place Crescent benefit from single storey extensions to the side of their properties and as such a precedent has been set within the immediate vicinity for this type of development. On this basis, it is considered that the proposal is acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would be unlikely to result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.5 The application site is located on a corner plot, whereby the majority of private amenity space exists to the side (northern) elevation of the property. On this basis, the only property likely to be affected by the proposed extension is the property located to the

rear of the application site in Holst Way. The rear garden of the application site is enclosed by an established hedgerow which adequately screens the property from the public realm and whilst the proposed extension would be sited in relatively close proximity to this property, it would be unlikely to result in any additional loss of light, privacy, outlook or appear overbearing to this property as only the roofline is visible above the existing boundary hedge. The proposed development would be sited a sufficient distance away from all other residential properties and as such would be unlikely to result in any detrimental impact to neighbour amenity.

7.6 On this basis, it is considered that the proposal is unlikely to result in any impact which would be considered harmful to the neighbouring amenity of the surrounding residential properties and as such meets the requirements of Policy CS16 of the HBLP (Core Strategy).

7.7 It is noted that no letters of objection were received in relation to this application.

(iv) Parking

7.8 As the application seeks to increase the number of bedrooms within the property, a parking provision statement has been submitted as part of this application. This demonstrates that two offroad parking spaces can be accommodated and as such would accord with the requirements of Havant Borough Councils Adopted Parking Standards.

(v) Source Protection Zone

7.9 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

8.1 The scale, siting and design of the proposal would have a 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/17/00764 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 hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 12th July 2017

Block plan- received 12th July 2017

Parking provision plan- received 24th July 2017

Proposed first floor plan and section A-A- received 12th July 2017

Proposed ground floor plans and elevations- received 12th July 2017

Existing floor plans and elevations- received 12th July 2017

Reason: - To ensure provision of a satisfactory development.