
Site Address:	24 Greenfield Crescent, Waterlooville, PO8 9EH		
Proposal:	Single storey side and front extension.		
Application No:	APP/17/00499	Expiry Date:	05/07/2017
Applicant:	Mr & Mrs Prichard		
Agent:	Mr A Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 24 Greenfield Crescent is a chalet style bungalow situated in Cowplain, Waterlooville. The dwellinghouse is constructed of a mixture of materials including facing brickwork, tile hanging and cladding with a concrete tile used for the roof. The dwelling is in the shape of an L and as such has amenity space to the side and front that is hard-surfaced in order to accommodate two cars onsite. There is also a moderate space to the front that is laid to lawn.
- 1.2 No 24 is on a slight incline from north to south and has a staggered curtilage boundary that is constructed of timber fencing approximately 1.8m high to the sides. To the front the curtilage boundary is constructed of low brick.

2 Planning History

None

3 Proposal

Single storey side and front extension.

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

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 4

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 No 24 is positioned amongst bungalows with some of the dwellinghouses showing examples of development to the side and front. The works proposed to No 24 are considered moderate in size and to have an acceptable mass and bulk and be sufficiently set back from the highway. The only element that extends forward of the existing front elevation is the proposed porch which is considered to have a limited and acceptable impact. Therefore on balance the works are considered to have an acceptable impact on the visual amenity of the locality and to accord with the requirements of Policy CS16 of the HBLP (Core Strategy).

7.4 Matching materials are proposed to the walls of the development which should ensure the works look in keeping to No 24 and not out of place. Whilst the extension is flat roofed and therefore contrasts with the pitched roof of the existing bungalow, its modest size and height result in this element remaining subservient to the original building.

(iii) Effect on neighbouring properties

7.5 The main impact of the development is considered to be to the neighbouring dwelling No 22 Greenfield Crescent. Following a site visit it was noted that the neighbouring dwellinghouse has a single bedroom window within the east side elevation that creates a view across to No 24. The works proposed to No 24 include a window along the opposite side (west) elevation and therefore concern is raised that privacy levels and outlook could be impacted. However, written confirmation has been received confirming

that the window proposed along this western side elevation at No 24 shall be at a high level and fitted with obscure glazing and fixed shut in order to maintain privacy levels between the neighbours. It is recommended that this is conditioned as part of the decision.

- 7.6 The works are considered to be in close proximity to the neighbouring window at No 22 which has the potential to impact the outlook. However it is noted that the development shall only exceed the permitted development height for a 2m fence by approximately 1m. The works are also single storey in height, are proposed to have a flat roof and no objection has been received by the neighbour in regards to the impact. Therefore it is considered that on balance the development proposed to No 24 Greenfield Crescent would not warrant a refusal of planning permission and can be considered acceptable.
- 7.7 The proposed development to No 24 is considered to have a limited and acceptable impact on the other surrounding neighbouring dwellings due to the distance the works are set off the shared boundary to the east and screened by the existing dwellinghouse. It is considered that the opposite dwellings are separated sufficiently from No 24 by Greenfield Road.
- 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) Parking

- 7.9 The development at No 24 does not include an increase in bedroom numbers but it does develop a previously used space for parking. Without a garage onsite the application site has to maintain and provide two parking spaces for the three bedroom dwellinghouse. Within the Site Location Plan two parking spaces have been indicated to the front of No 24. Alongside this plan, written confirmation has also been submitted supporting that the application site has room for two parking spaces and can accommodate them to the sizes required with the Havant Borough Parking SPD. Therefore the development is considered to accord with the SPD and it is recommended to be conditioned to implement and maintain these two spaces onsite.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours residential amenities 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/17/00499 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the ground floor on the west side elevation facing No 22 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The external materials used with the exception of the flat roof 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 The car parking, servicing and other vehicular access arrangements shown on the approved Site Layout Plan Drawing No: 4736/500 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Ordnance Survey Plan: Received 10.05.2017
Site Layout Including Parking Provision Plan Drawing No: 4736/500
Roof Plan: Drawing No 4736/200
Existing and Proposed Elevations Plan: Drawing No 4736/3
Cross Section Plan: Drawing No 4736/4
Proposed Floor Plan: Drawing No 4736/2- Rev A
Email from Mr Dunks dated 13th June 2017 relating to obscure glazed fixed shut window
Reason: - To ensure provision of a satisfactory development.