

HOUSEHOLDER APPLICATION FOR EXTENSION TO PRINCIPAL ELEVATION 26 GREENFIELD CRESCENT, WATERLOOVILLE, PO8 9EH

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 26th November 2024

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of a homeowner application to extend the above property by providing a single-storey flat roof addition to the front (principal) elevation forming an enclosed cloak lobby off the entrance hall.
- 1.2 Although this extension is not greater than 3m² on plan we believe this to be outside of Permitted Development as the previous porch infill would be classed as an extension and this used the one-time allowance in Class A(d). An alternative view is that the proposal would be an extension under Class A(a) but would fail that provision as it is forward of part of the front elevation.
- 1.3 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application property is a detached bungalow which has been enlarged with a single storey rear extension and loft conversion incorporating a full width rear dormer.

- 2.2 The property is of typical 1960's aesthetic with brick elevations and tiled pitched roof. It sits in a row of similar style bungalows that have been refurbished and extended to various degrees. The front amenity area is fully hard landscaped forming off road parking.
- 2.3 The property was itself extensively modernised under planning approval APP/17/01270 granted in 2018.
- 2.4 The property backs onto Padnell Cuts Wood and would be classed as medium density urban.
- 2.5 The site is not within a Conservation Area, SSSI, etc. The building is not Listed and there are no Article 4 restrictions on this property.
- 2.6 The site is in Flood Zone 1 and not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will increase the storage available, being used primarily for the storage of coats and outdoor shoes being adjacent to the main entrance door.
- 3.2 Considerations to be made against
National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Local Plan (Core Strategy) March 2011 CS16 (High Quality Design)
Havant Borough Local Plan (Allocations) July 2014 AL1 (Presumption in Favour of Sustainable Development)
- 3.3 According to a Public Access search there has been two previous planning applications for this site.
APP/17/01039 | Certificate of Lawfulness application for proposed single storey rear extension, rear dormer to provide living accommodation in roof space, 4No. Velux windows to front elevation. Refused 15 Nov 2017.
APP/17/01270 | Proposed single storey rear extension, rear dormer to provide living accommodation in roof space, 4No. Velux windows to front elevation. Conditionally Approved 17 Jan 2018.

4.0 PRE-APPLICATION ADVICE

- 4.1 No Pre-Application advice has been sought by the applicant.

5.0 DESIGN STATEMENT

- 5.1 The bungalow forms part of a row of similar detached dwellings, many have been extended and modernised to meet current living expectations. This application is to create a small single-storey ancillary space for cloaks storage.
- 5.2 The amenity space to the front of the dwelling has been hard landscaped (block paving) allowing adequate parking for four standard sized cars. These proposals will not diminish this nor affect the previous planning condition of catering for three vehicles.
- 5.3 It should be noted that the neighbouring property no.24 has constructed a large extension across the front elevation which projects further forward than the principal elevation, approved under APP/17/00499 dated 21 June 2017. This application for no.26 is much more modest at no greater than 3m² additional floor area.
- 5.4 The proposals introduce a flat roof element to the front elevation which is subservient to the pitched roof of the main house. A precedence for such an introduction is set by the above referenced extension to no.24 under approval APP/17/00499.

- 5.5 Materials chosen for the construction will be a buff multi facing brick chosen to match the existing construction. There are no windows proposed on the new elevations, adequate light will be provided by a flat rooflight set within the flat roof.
- 5.6 The application should be considered against the following
- Principle of development
 - Appropriateness of design and impact on the character of the area
 - Parking
 - Effect on neighbouring properties
- 5.7 Principle of Development
- The application site is located within the defined urban area, therefore development should be considered acceptable in principle subject to development management criteria.
- 5.8 Appropriateness of design and impact on the character of the area
- The property is setback approximately 6.5 metres from the highway and as the development is of modest size and level with the furthest forward part of the principal elevation it should be considered to be of minimal impact on the street scene.
- 5.9 Parking
- The proposals do not alter the current car parking provision.
- 5.10 Effect on neighbouring properties
- It is our considered opinion that the proposal is unlikely to appear overbearing or lead to any overlooking issues and would have limited and acceptable impact on the property immediately to the west or opposite and no impact to the property immediately to the east of the application site. We believe that therefore meets the requirements of Policy CS16.

6.0 ACCESS STATEMENT

- 6.1 The primary access to the dwelling will remain through the existing front door. Access to the rear along the east side will be maintained.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 The close proximity to Padnell Cuts Wood is of obvious concern, however the proposed construction is on the front elevation furthest away from the wood and is unlikely to impact on the ecology of the area.
- 7.2 Referencing the comments given on the previous approval for the rear extension and loft conversion, APP/17/01270, which was potentially a more intrusive development

Havant Biodiversity Information Centre

Within 50m Protected and Notable Species - Unidentified Bat, Pipistrelle, Bat species, Lesser Spearwort

Officer Comment: It is not anticipated that the proposed householder development is likely to have a harmful impact on these species

8.0 HERITAGE STATEMENT

- 8.1 The building and its location are not deemed significant regarding any heritage assets.

9.0 REFUSE COLLECTION

- 9.1 Storage of bins will remain and are not materially affected by these proposals.