
Site Address: 128 Greenfield Crescent, Waterlooville, PO8 9EN
Proposal: Garage conversion, rear patio extension with steps and alterations to fenestration.
Application Type: Full Planning Permission
Application No: APP/24/00440 Expiry Date: 06/08/2024
Applicant: Mrs Hazell
Agent: Loretta Taylor Case Officer: Denise Sheath
 Thorns - Young Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

128 Greenfield Crescent, Waterlooville, is a two-storey, detached dwelling of brick and tile construction with an integral garage. The property has previously been extended to create a two storey side extension to the northern elevation. The front plot includes some hard standing, which provides curtilage parking for up to 3 vehicles. The rear garden is enclosed by a mix of close board fencing and natural screening, and backs onto a wooded area.

2 Planning History

08/70308/000 - Single storey front and side extension. First floor extension to side elevation. PERM - 21/04/2008

APP/13/00699 - Reduce 1No. Goat Willow by 4m and reshape; fell 1No. Birch; crown thin 3No. Oaks by 10%; crown thin 2No. Oaks by 10% and remove two low branches on each; and reduce laterals overhanging field by 2m of 1No. Oak. All within W1 of TPO 0954. PERM - 13/09/2013

APP/18/00508 - Single storey rear extension, extended raised patio and replacement tile hanging to rear elevation. PERM - 09/07/2018

3 Proposal

Garage conversion, rear patio extension with steps and alterations to fenestration.

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)

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

Developer Services, Southern Water

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public sewer to be made

by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

HCC Arboricultural Consultancy

No comments received.

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: 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 Implications

(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 first element of the proposal is to convert the existing integral garage into a utility room and storage area; there are no amendments proposed to the front elevation with the existing garage door remaining in place. A window is proposed to the northern side elevation serving the proposed utility room, this window will be located 2.4m above ground floor level.

7.4 The second element of the proposal is to extend the existing raised patio area adjacent the rear elevation of the property. The proposed extended patio area would have a depth of 4m from the southern rear elevation, with a width of 3.5m and a 0.4m height attaching to the existing rear raised patio area. Steps are proposed from the raised patio area into the new rear entrance doors, these steps would have a height of 0.3m from the raised patio area, 0.7m from the ground floor level. The materials to be used in the construction of the patio would include paving stone to match the existing raised patio area. Due to the location to the rear of the property this element of the proposal would not be visible from the public realm.

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 As no external alterations are proposed to the frontage of the existing garage, and a high level window above 2m from ground floor level is proposed to the northern side elevation. It is not considered that the proposed garage conversion would have a harmful impact on the amenities of the immediate neighbouring properties.

7.7 The proposed raised patio area is to be extended by approximately 3.5m towards southern boundary with the neighbouring property to the south (No. 126 Greenfield Crescent). The raised patio would have a 0.7m distance to the shared boundary and the side facing elevation. The boundary treatment between the two properties consists of mature natural screening in varying heights. It is not considered that the extension of the patio would significantly increase the existing overlooking to this neighbouring property. It is therefore considered the impact would be minimal and

acceptable.

- 7.8 The proposed raised patio area is to be attached to the existing raised patio area which is adjacent the boundary with the neighbouring property to the north (No. 130 Greenfield Crescent). The boundary treatment between the two properties consists of 2m high close boarded fencing. It is not considered that the extension of the patio would significantly create any additional overlooking to this neighbouring property. It is therefore considered the impact would be minimal and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 Implications

- 7.10 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residential Parking Standard SPD, 3No. spaces are required for a property of this size. There is sufficient space to the front of the house to provide off road parking for three vehicles as shown on the proposed parking plan submitted with the application. Accordingly, it is recommended that a condition be attached to the planning permission to ensure that 3No. spaces are provided and retained.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00440 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:

Location Plan - Received 11 June 2024
Proposed Parking Plan - Received 08 July 2024
Existing and Proposed Plans - Drawing No.8084.24.1 - Received 11 June 2024

Reason: - To ensure provision of a satisfactory development.

- 3 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.
- 4 The development shall not be brought into use until a minimum of 3No.parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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.