

Site Address:	1 Crystal Way, Waterlooville, PO7 8NA		
Proposal:	Garage demolition, construction of two-storey rear extension and single-storey side extension with a first-floor terrace. Proposed alterations to porch and front elevation. Proposed new cladding.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00416	Expiry Date:	29/08/2024
Applicant:	Mr Gardner		
Agent:	Mr Choudhury	Case Officer:	Selina Donophy
	MC Architectural Design Ltd		
Ward:	Cowplain		
Recommendation:	GRANT PERMISSION		

- 1.1 1 Crystal Way, Waterlooville is a two-storey detached dwellinghouse located at the western end of Crystal Way where the road meets Tempest Avenue. The house is constructed from red brick and roof tile and has a large driveway to the front. The property benefits from a large rear garden of a slopped nature towards the north and where the rear and west boundaries are bordering a woodland.
- 1.2 The surrounding area is predominantly residential with properties of similar design, type and height however differing in appearance from the property at the application site

None.

The proposed development includes the existing garage demolition, the construction of a two-storey rear extension and a single-storey side extension with a first-floor terrace and alterations at the front porch and front main elevation. The proposed works also include a new cladding at all elevations.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

Developer Services, Southern Water

No comments received.

HCC Arboricultural Consultancy

I have no objections to the proposal on arboricultural grounds.

If consent is granted, please condition the full deployment and enforcement of the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) reference '1370.bjh.June24' throughout the development.

Conclusion: **NO OBJECTION** subject to compliance condition

Property Services Manager

No comments received.

Southern Gas Networks - stage 1

Conclusion: **NO OBJECTION**

Officer's comment: *An informative is attached to the decision notice.*

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: 7

Number of site notices: 1

Statutory advertisement: 27/10/2024

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 matters
- (v) Biodiversity Net Gain (BNG)

(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 development consists of multiple works involving the demolition of the existing garage to the west side of the property to build a single storey side extension with a decking and a terrace at the first-floor level, a two-storey rear extension forming a wraparound form with the proposed side extension, alterations to the front porch and front main elevations and a proposed new cladding.

7.4 At ground floor, the side/ rear extension would form a new lounge and bar area with sun deck extending to the west side by approximately 2 metres and at the same floor level. Replacing the existing garage, the side extension would protrude to the west side by approximately 5.1 metres and extend by approximately 8.25 metres to the rear from a recessed front line of approximately 820 mm to connect with the ground floor of the proposed rear extension and form the new dining area. At first floor level the side extension would create a terrace bordered with a steel railing and timber handrail in black colour with tall hedging at the north and south sides. The rear extension would result in a new bedroom with ensuite bathroom at first floor served by two north facing windows and a door leading out on to the terrace. The proposal would result in an increase in the ridge height which would be in continuation with the existing roof ridge.

7.5 A schedule of materials submitted which shows the proposed material changes - this includes black brickwork to below the DCP level with white render and stone cladding to the rest of the elevations . It is considered that the proposed materials are of high quality and would not adversely impact the character of the area and the appearance of the streetscene. It is noted that neighbouring properties comprise a mix of brickwork, rendering and cladding materials at main elevations. Whilst the proposals would be highly visible from the public realm, they are not considered to be harmful to the character and appearance of the street.

7.7 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

- 7.8 To the north side, properties are not located within close proximity and are screened by the tall trees.
- 7.9 To the west, the tall trees are screening the property entirely.
- 7.10 To the east side is no 3 Crystal Way , the proposed works would be sited on the other side of no 1 and the terrace would not offer direct views down towards the rear garden of no 3.
- 7.11 15 Emerald Close to the south west is set well off the applicaiton site and with trees in between, it is not considered that the proposed terrace would result in unacceptable overlooking.
- 7.12 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 matters

- 7.13 The proposal would result in the removal of a car parking space provided by the existing garage, to be demolished, and would create an additional bedroom at first floor level resulting in a total of 4 bedrooms at the property. In accordance with the Council's Parking SPD, a minimum of 3 parking spaces would required on-site. It is noted that the front garden paved area allows for three parking spaces at 2.4 metres width per space .
- 7.14 It is considered that the current and potential provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of HBLP Core Strategy (2011).

(v) Biodiversity Net Gain (BNG)

- 7.15 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(vi) Trees

- 7.16 There is a cluster of TPO group trees located to the west side and rear of the property . Tree protection plans have been provided with this application . Hampshire Arboricultural Officer has been consulted in regards to this application and they have upheld no objection to this proposal subject to a condition.

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/24/00416, 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:

Proposed Plans and Elevations - Dwg No. 2179 02.01 Rev D - Uploaded 03 June 2024

Arboricultural Method Statement - Ref. 1370.bjh.June24 - Uploaded 04 July 2024

Tree Protection Plan - Dwg. BHJ 03/04 - Uploaded 04 July 2024

Tree Constraints Plan - Dwg. BHJ 01/02 - Uploaded 04 July 2024

Schedule of Materials/ Material Palette 11/10/2024 - Uploaded 16 October 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 must be undertaken in accordance with the Arboricultural Method Statement (Ref. 1370.bjh.June24) and the Tree Protection Plan (Dwg. BJH 03/04) prepared by Bernie Harverson, including the erection of tree protective fencing prior to works commencing and retention for the duration of the construction process unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect the conservation and enhancement of existing natural features and having due regard to Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.