
Site Address:	17 Greenfield Crescent, Waterloooville, PO8 9EH		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00608	Expiry Date:	01/09/2022
Applicant:	Mr & Mrs Fuller		
Agent:	Mr M Moyse	Case Officer:	Lewis Ford
	Martin Moyse MRICS		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 17 Greenfield Crescent, Waterloooville, PO8 9EH.

The locality gently slopes up towards the west and predominantly comprises 1960s bungalows. The site, itself, includes a detached, two-bedroom, bungalow comprising traditional roof tiles and UPVC windows and doors. In terms of its external walls, the bungalow comprises brickwork along its side elevations, cream render and grey cladding along its front elevation, and yellow painted brick along its rear elevation. The bungalow is surrounded by residential development but, more specifically, is situated adjacent to an existing alleyway and garage court on its eastern side and northern rear boundaries. Finally, the bungalow includes a reasonably sized rear garden (depth of 16.5m) which includes existing raised decking and a summerhouse.

2 Planning History

HWU/03308 – REFUSAL in January 1955 for a revised layout of plots and roads for residential development north of Padnell Road and east of London Road, Cowplain.

HWU/03869 – OUTLINE PERMISSION in January 1956 for the use of land adjoining London Road and Padnell Lane (Cowplain) for residential purposes.

HWU/03869/1 – REFUSAL in January 1956 for the use of land to the east of London Road (Cowplain) for residential purposes and light industry.

HWU/04584 – OUTLINE PERMISSION in October 1956 in for the layout of approximately 160 acres of land north of Padnell Lane (Cowplain) for residential development and for the erection of 8no. shops, a public house, and a community hall.

HWU/05004 – OUTLINE PERMISSION in May 1957 for the layout of roads and sewers for the development of approximately 159 acres of land east of London Road, Cowplain.

12996/5 – PERMISSION in July 1962 for the erection of 73no. bungalow and 33no. houses and garages at Barrowdale Estate, off Hazleton Way, Cowplain

3 Proposal

Single storey rear extension.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No comment.

Councillor N Bains - Cowplain

No comment.

Councillor N Bowdell - Cowplain

No comment.

Developer Services, Southern Water

Please see attached the extract from Southern Water records showing the approximate position of our existing surface water sewers within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

- The 150mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses, or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: <https://www.southernwater.co.uk/media/3011/stand-off-distances.pdf>

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.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application, please visit Southern Water's "Get Connected" service - <https://developerservices.southernwater.co.uk/> - and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

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

Guidance on Building Regulations is here:

<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

For further advice, please contact Southern Water:

Address: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX

Telephone: 0330 303 0119.

Website: [southernwater.co.uk](https://www.southernwater.co.uk)

Email: southernwaterplanning@southernwater.co.uk

Officer comment: *The above has been captured as an Informative and Planning Condition as appropriate.*

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective because its location within SPZ4 of the groundwater catchment. We have no subsequent adverse comments to make due to the development's small nature

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Source Protection Zone (SPZ)
- (v) Utilities

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development would include; (1) a flat-roofed, single storey, rear extension comprising a depth, width, eaves height and maximum height of approximately, 5m, 4.4m, 3.2m and 3.8m respectively; and (2) a patio comprising a depth and width of approximately 1.5m and 4.15m respectively, with steps down to the rear garden. Please note that:

- Due to the proposed roof lantern, the proposed maximum height (3.8m) would be higher than the proposed flat roof height (3.2m); and
- Due to the sloping nature of the site, the proposed patio and steps would have a maximum height of approximately 0.15m and 0.3m

7.4 The Havant Borough Design Guide SPD explains that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. The proposed development would be situated on the western side of the existing northern rear elevation. Its footprint is considered to be acceptable given the plot size and relationship to the existing raised decking on the eastern side of the northern rear elevation.

- 7.5 The Design Guide SPD also states that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed development would include brickwork and white-coated aluminium doors to match the existing dwellinghouse which is supported by the SPD. In terms of the proposed felt flat roof, the SPD advises against flat roofs and, instead, recommends that roofs should mirror that of the main dwelling in terms of angle, eaves, details, and materials. The eaves of the flat-roofed rear extension would be higher than the eaves of the existing dwelling. The Agent was asked if; (1) the eaves of the proposed development could be aligned with the eaves of the existing dwelling; and/or (2) a pitched roof could be considered which compliments the existing roof slope. In response, the Agent stated that; (1) there are a number of flat roofs with similar designs in the local area (see Nos 7 and 27); and (2) the proposed development is not subject to public view. In addition to the above, it has been considered by the case officer as to whether a lower eaves height could achieve an appropriate floor-to-ceiling height within the proposed development.
- 7.6 Moreover, although the height and flat roof of the proposed rear extension is not considered to be “ideal” (nor in accordance with the Design Guide SPD), it is acknowledged that similar flat roof extensions have been constructed in the locality. On balance, therefore, it is considered that the proposed development would not lead to demonstrable harm given the plot size, location, and similar examples in the locality. As such, the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide explains that rear extensions:
- Should be at least 1m from the side boundary; and
 - Should be at least 8m from the rear boundary; and
 - Should be at least 20m from the rear neighbouring property; and
 - Must not have an adverse impact on the amenity of neighbouring properties
- 7.8 The proposed rear extension would be approximately 0.75m, 11.5m and 31m from the western side boundary (with No.15 Greenfield Crescent), the northern rear boundary (which backs onto a garage court), and the rear neighbouring property (No.31 Marjoram Crescent). The above would accord with the second and third bullet points above. In terms of the first bullet point, although the proposed development would not accord with the recommended 1m distance from the western side boundary, it is considered that the proposal would not warrant refusal in this instance as the proposed development would be aligned with the western side elevation of the existing dwelling. As for the fourth bullet point, this has been considered further below.

Overshadowing & Loss of Light

- 7.9 Nos 9 to 17 Greenfield Crescent follow a north-western / south-eastern building line, and are on a slope which gently rises towards the west. In addition, the existing rear elevation of No.17 already extends beyond the rear elevation of No.15. The proposed rear extension has the potential to lead to a degree of overshadowing and loss of light along the rear garden of No.15 Greenfield Crescent. However, as the rear elevation is north-east facing and the extent of overshadowing would be limited to the early morning hours, it is considered that the above would not warrant refusal in this instance.

Overlooking & Loss of Privacy

- 7.10 The eastern side boundary of the site includes a 2.1m high fence which is adjacent to an alleyway that separates the rear gardens of Nos 17 and 19 Greenfield Crescent. The alleyway connects Greenfield Crescent with the garage court to the rear at Marjoram Crescent. The case officer inspected the alleyway during the site visit on 02 August 2022 and concluded that the proposed development would not be readily visible from this public vantage point. Furthermore, it is considered unlikely that the proposed development would lead to overlooking and/or loss of privacy at No.19 Greenfield Crescent as it would be; (1) set back by approximately 5.5m from the eastern side boundary; (2) separated from No.19 by the existing alleyway; and (3) sufficiently screened by the existing boundary fencing.
- 7.11 The western side boundary of the site includes a 1.4m high fence which is replicated along the rear side boundaries between Nos 11 to 17 Greenfield Crescent. Given that the locality also slopes up westwards towards No.11, it is deemed that reduced privacy is an accepted characteristic between the rear gardens of these detached bungalows. The proposed extension would comprise solid brick walls along its side elevations and bifold doors along its northern elevation and, as such, would not increase overlooking and/or loss of privacy beyond existing levels. As for the proposed patio, this does have the potential to increase overlooking into the neighbouring properties to the west. However, given the existing and accepted characteristics of the area, and that the patio would help to level out the existing slope, it is not considered that the proposal would warrant refusal in this instance.

Summary

- 7.12 Consequently, it is considered that the proposed development would have an acceptable and limited impact on the amenities of neighbouring properties and, therefore, would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

(iv) Impact on the Source Protection Zone (SPZ)

- 7.13 The site is entirely within Source Protection Zone (SPZ) 4 in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has no subsequent adverse comments to make due to the small-scale nature of the proposed development. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(v) Utilities

- 7.14 There is a Southern Water Surface Water Sewer Line running under the alleyway between Nos 17 and 19 Greenfield Crescent, and there is also a Southern Water Foul Sewer Line running under / close to the eastern side and southern front boundaries of No.17 Greenfield Crescent (the site). Southern Water has commented on the application and provided advice on development close to the existing sewer lines. This advice has been included as an Informative. In addition, Southern Water has explained that it may be possible that a sewer (now deemed to be public) could be crossing the development area. As such, Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any work can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.4.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00608 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:

Drg No: 01 – Location Plan, Block Plan and Proposed Plans
(Published 24 June 2022)

Drg No: 01 – Existing Floor and Elevations Plan
(Published 08 July 2022)

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, to 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 In the event that a public sewer is found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.