
Site Address: 37 Greenfield Crescent, Waterloo, PO8 9EJ
Proposal: Conversion of garage to habitable space; existing rear conservatory to be replaced with single storey extension; balustrade and raised decking to rear.
Application Type: Full Planning Permission
Application No: APP/22/00294 Expiry Date: 16/05/2022
Applicant: Mr Harrison
Agent: Mr Abate Case Officer: Graham Speller
 Drawing Technical
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Greenfield Crescent and is occupied by a linked detached single storey bungalow.
- 1.2 The ground levels fall sharply to the rear giving commanding views of the area and also adjacent properties.
- 1.3 The surrounding area is residential in character comprising bungalows and two storey dwellinghouses.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Conversion of garage to habitable space; existing rear conservatory to be replaced with single storey extension; balustrade and raised decking to rear.
- 3.2 The proposal was amended during the course of its consideration in that the single storey rear extension has been lowered in height and the side eastern window shown as being obscurely glazed and top opening. Reconsultation was carried out.
- 3.3 The plans were further amended by showing an obscure glazed panel to the eastern end of the rear access balustrade. Reconsultation on this minor amendment was not considered necessary.

4 Policy Considerations

National Planning Policy Framework 2021
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)

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 A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective due to its location within SPZ2 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: 2

Two letters of representation raising the following concerns:

- Height of proposed development will loom over garden in hugely overbearing and intrusive manner
- Due to this slope, and the property sitting further forward on the plot, will have a hugely negative impact
- Overshadowing and loss of light
- Change of outlook
- Will be oppressive
- Will dominate outlook
- Overlooking
- If side window is obscure glazed and top opening would be far more acceptable
- Also includes a balcony which would result in loss of privacy to garden
- Will be hugely intrusive

- Should have steps down to the new extension to lessen the impact thus lowering the height
- Roof could be altered and have it sloped
- Will look like a cricket pavilion from garden
- Loss of privacy

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 As noted above, the ground levels fall significantly to the rear and whilst the proposal is for a single storey rear extension, due to the change in ground levels it would appear higher than what would normally be the case, however, it has been lowered during the course of the consideration of the application. It is noted that other properties in the area have also been extended to the rear and the proposal would also replace an existing rear extension.

7.4 The proposals include conversion of the existing garage with the insertion of a front window. This element is considered acceptable in terms of its appearance within the streetscene.

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 noted above, the proposals have been amended during the course of its consideration in that the proposed single storey rear extension has been lowered, albeit by a small amount. There would be internal steps down into the extension and additional information showing the proposed extension compared to the existing building has been provided. This enables full consideration of the potential impacts to the amenities of occupiers of adjacent properties, however, whilst the proposal would be relatively prominent due to the change in ground levels, it is not considered, as a matter of judgment, to result in a significant adverse impact on the amenities of neighbouring properties and would still be set away from the eastern boundary thereby reducing any overbearing impact.

7.7 Concerns have also been raised regarding potential overlooking and loss of privacy primarily from the proposed window in the eastern elevation. The drawings have been amended to clearly show that this window would be obscurely glazed and top opening only which would mitigate any potential overlooking from this window. A suitable planning condition can be imposed to ensure that this window is obscurely glazed and non opening up to 1.7m from internal floor level.

7.8 Concerns have also been raised regarding a balcony and the loss of privacy that would result. However, the rear raised terrace is to allow access into the new development and whilst there would be potential for some overlooking, this is already the case with the existing rear access. In addition, other properties within the vicinity have a similar arrangement. However, the proposals were amended to provide an obscure glazed panel to the eastern end of the glass balustrade. Whilst this would not be the full height of the extension, which is considered would appear out of place, it would mitigate views across the adjacent garden from lower vantage points within the extended dwelling such as sitting down position. A suitable planning condition can be imposed to ensure that this obscure glazed panel is installed and maintained. The full height glazed patio doors would still result in some overlooking but because of the level changes this is a current situation and there is mutual overlooking of properties in the locality.

7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to significant overlooking compared to the existing situation 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).

(iv) Parking

7.10 The proposal would involve the loss of the existing garage for parking and also result in an increase in the number of bedrooms from three to four. The parking SPD requires that for a 4 bedroom house there is a requirement for the provision of 3 parking spaces. The submitted plans demonstrate that this can be achieved on the site in accordance with the parking SPD.

8 Conclusion

8.1 The scale, siting and design of the proposal, as amended, would have limited and acceptable impact on the neighbours and the character of the area 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/22/00294 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:

DT174-1 – REV A - EXISTING PLANS AND ELEVATIONS / LOCATION PLAN

DT174-3 - REV C - BLOCK PLAN/PARKING PLAN ADDITIONAL INFORMATION

DT174-2 - REV E - PROPOSED ELEVATIONS, FLOOR, ROOF & SITE PLAN

DT174-4 - REV E - PROPOSED EAST ELEVATION

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 2021.

- 4 The additional window in the eastern side elevation of the development hereby permitted shall at all times be and remain glazed entirely with obscure glass. The particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

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 2021.

- 5 The eastern elevation of the glass balustrade to the rear garden access shall include an obscure glazed panel as indicated on the submitted plans and shall be provided prior to the use of the garden access to the development hereby approved and shall be permanently maintained with obscure glazing.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.