
Site Address:	1 Fairy Cross Way, Waterloooville, PO8 8AU		
Proposal:	First floor side/ rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00228	Expiry Date:	29/04/2022
Applicant:	Mr & Mrs Palmer		
Agent:		Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey dwellinghouse , linked at ground floor level to no 2 and located on the east side of Fairy Cross Way, on the junction with Cherry Tree Avenue. This property has a tiled, pitched roof with brickwork and hanging tile to the elevations . To the north there is an existing flat roof side/rear extension and in the rear garden there is a detached outbuilding. Fencing forms the boundary treatment to the side cutilage alongside Cherry Tree Avenue and the area is residential in character.

2 Planning History

None relevant

3 Proposal

First floor side/ 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a first floor side and rear extension sited above the existing ground floor side/rear extension. The first floor extension would have a footprint

matching the existing ground floor with a ridge line set approximately 0.4 metres below the main ridge line, forming a pitched roof to the front and side. Towards the rear the roof would be hipped back with the eaves line matching the main dwelling. The space would create two additional bedrooms at first floor level, with an enlarged bathroom to the rear. Both bedrooms would be served by one window to the front and rear elevations; as would the bathroom. There would be no additional windows to the side elevation. Proposed materials include brickwork and roof tile both to match existing.

- 7.4 The proposed first floor side and rear extension would be highly visible due to the prominent siting of the property on a corner plot adjacent to the junction between Fairy Crossway and Cherry Tree Avenue. The extension would be of a reasonable width however is considered to still appear subservient in scale to the main dwelling. The ridge line would be set down and the front facade set back which generally meets the Havant Borough Design Guidance SPD whereby the extension would not appear overly dominant when judged within the context of the host property. It is noted that the properties to the south along Fairy Crossway form semi-detached pairs and therefore this proposal would not appear out of keeping in terms of width in comparison. The extension would result in a loss of open space adjacent to the road at first floor level although approximately 1.5 metres would be retained to the side boundary. When viewed from the rear, whilst the roof form would be different from the main dwelling, the extension would not step out substantially and therefore the impact is not deemed to be highly prominent and is not deemed harmful to the host dwelling nor to the surrounding character of the area.
- 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 To the south of the application site is no 2 Fairy Crossway. This property is joined to no 1 by the garage and the properties are separated by the width of the garage at first floor level. The proposed first floor extension would be set off the shared boundary by approximately 2.3 metres and would have a depth of only approximately 1.5 metres and would not infringe upon the 45 degree line taken from the mid point of the closest windows at no 2. The extension would not result in any additional overlooking and is not deemed to result in any overbearing impact to no 2.
- 7.7 To the rear (south east) of the application site is no 89 Cherry Tree Avenue. There is approximately 17 metres separation distance back to back between no 1 and no 89. The proposal would result in the introduction of an additional bedroom window at first floor level however this would not offer views which do not already exist from the existing rear elevation bedroom window at the property and, coupled with the set off distance, is not deemed to result in harmful overlooking.
- 7.8 To the side (north) of the application site are nos 154-156 Cherry Tree Avenue. The proposal would not include any new side elevation windows and would be separated by the road. No harmful impact on these properties has been identified.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.10 The proposal would result in an increase in bedrooms resulting in a 5 bedroom property. A property with this bedroom number would require 3 on site parking spaces. These 3 spaces could be accommodated towards the front of the site and therefore the parking allocation has been met.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/22/00228

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 uploaded on the 24.03.2022
5741/4 Proposed elevations
5741/3 Proposed first floor plan
Site plan uploaded on the 24.03.2022

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.