
Site Address:	90 Greenfield Crescent, Waterloooville, PO8 9EL		
Proposal:	Single storey rear extension and first floor side extension.		
Application No:	APP/22/00124	Expiry Date:	03/05/2022
Applicant:	Mr Langworthy		
Agent:	Mr C Allchurch	Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the east side of Greenfield Crescent, Waterloooville. This property is of brick construction with a pitched roof and has an attached, flat roof garage. Towards the road the land levels incline , with a driveway providing parking space towards the front of the garage.

2 Planning History

APP/15/01255 - Remove lower branches 1No. Ash (T1) by 3m on western sector and crown reduce by 5m, within Woodland W1 subject to TPO 0954., PERM,23/03/2016
APP/15/01274 - Crown reduce 3No. Oaks (T1, T4 and T5) by 2m, crown reduce 1No. Oak (T2) by 3m and side branches by 2m, within Woodland W1, subject to TPO 0954., PERM,12/05/2016
APP/22/00142 - Fell 1No. Ash. Subject to Woodland Order of TPO 0954., DEL,

3 Proposal

Single storey rear extension and first floor side 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

Arboriculturalist

No objection. The proposed extension will not impact on any trees.

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: 3

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) Trees
- (v) 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 extension and ground floor rear extension. The proposed first floor side extension would be located above the existing single storey garage and dining room to the rear- to the side it would overhang the garage. The extension would come level with the front and rear elevations, with a ridge height level with the main roof. This space would create an additional bedroom towards the front served by a first floor; front elevation window. Towards the rear would be an ensuite served by a rear elevation window. To the rear a full width, single storey extension is proposed. This would have a depth of approximately 1.5 metres with a monopitched roof and would create an enlarged open plan kitchen and living space. This would be served by 3 rooflights, two sets of doors and a window to the rear elevation. Proposed materials include brickwork and cladding to match existing.
- 7.4 The proposed first floor side extension would not be set back from the front elevation and the ridge line not set down as is recommended in the Havant Borough Design Guide in order to result in the subservient appearance of the extension in relation to the host dwelling. Whilst this may be the case, it is noted that the adjacent property, no 88 was approved permission in 2017 for a very similar design as is proposed at no 90 and there are other examples in the immediate area where first floor extensions have been left flush with the front elevation. In addition there would be some loss of space at first floor level between the properties i.e no 90 and no 88 however due to the existence of such design within the immediate streetscene it would not be deemed appropriate to resist this current proposal. In regards to materials, cladding is already in use at the dwelling and surrounding dwellings and therefore the materials are deemed to be acceptable within the context of the locality. The rear extension would not be highly visible from the public realm and would be fairly small in scale.
- 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 88 Greenfield Crescent. This property has undergone a similar extension to the side at two storey height (application reference APP/17/01352). To the side at first floor level at no 88 is a landing window. The proposed extension would result in a loss of space at first floor level however as the window at no 88 does not serve a primary habitable room, the impact on this window is considered to be acceptable. The ground floor side elevation windows are already impacted by the building line of no 90 and the impact on these is not deemed to be greatly worsened by the first floor extension. No windows are proposed to the side elevation.
- 7.7 To the north of the application site is no 92 Greenfield Crescent. The proposed rear extension would not result in any harm to amenity at no 92.
- 7.8 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) Trees

- 7.9 To the rear (east) of the site is TPO woodland - the Council's Arboricultural Officer has been consulted on this and has no objection to uphold as the extension is not deemed to impact the woodland to the rear.

(v) Parking

- 7.10 This proposal would result in one additional bedroom totalling 4 bedrooms at the property. As stipulated in the Havant Parking SPD a property with this bedroom number requires 3 parking spaces on site. One space would be retained within the garage and two spaces would be provided on the front driveway - the parking allocation has therefore 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/22/00124

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:

01 Existing plans and elevations
02 Proposed plans and elevations

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.