
Site Address:	35 Bridefield Crescent, Waterloooville, PO8 8QY		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00978	Expiry Date:	22/11/2016
Applicant:	Mr Langworthy		
Agent:	Mr C Allchurch	Case Officer:	Harriet Pitney
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi detached, two storey dwelling with elevations of brick construction (tile hung at first floor level) and a concrete tiled pitched roof.

The site is slightly sloping (north to south decline) with open vehicular access to the front driveway and integral garage providing offroad parking for approximately 2 vehicles.

The rear garden is laid to lawn and enclosed by a timber close boarded fence which is approximately 2 metres in height.

The property benefits from an existing single storey conservatory to the rear which extends approximately 2.3 metres beyond the rear wall of the original dwellinghouse.

2 Planning History

None relevant to this application

3 Proposal

This application is for a single storey rear extension measuring 3.5 metres in depth and 3.7 metres in height.

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

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

5 Statutory and Non Statutory Consultations

Southern Water

Plans attached showing the approximate position of a public surface water sewer within the site.

- No works parallel to the sewer within 500mm (in plan).
- No new soakaways should be located within 5 metres of a public sewer.
- No new tree planting should be located within 3.5 and 3 metres either side of the centreline of the public surface water sewers.

Due to changes in legislation, it is possible that a sewer now deemed to be public could be crossing the property. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. Informative requested which reads as follows;

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tek: 03303030119) or www.southernwater.co.uk."

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a- adequate soakaway or infiltration system
- b- water course
- c- where neither of the above is practicable sewer

Southern Water also refer to the site being within a Source Protection Zone. Due to the nature of the proposal it is not considered that it would have any impact and therefore the Environment Agency have not been consulted.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is set away from the streetscene of Bridefield Crescent and as such will not have any significant impact visually on the character and appearance of the area. However, notwithstanding the above, the development is of an appropriate scale and design which respects the existing built form of the original dwelling.

The proposal 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

7.4 When assessing the impact upon residential amenity, it is important to note that the application site currently benefits from a single storey rear addition which extends approximately 2.3 metres from the rear wall of the original dwelling. Similarly, the adjacent neighbouring property (33 Bridefield Crescent) also benefits from a single storey rear addition which extends approximately 1.5 metres beyond the rear wall of the original dwellinghouse.

On this basis, any potential impact upon residential amenity can only be assessed in addition to the structures currently evident on site. Taking this into consideration, the proposed extension will exceed a further 1.2 metres beyond the existing extension at 35 Bridefield Crescent.

Whilst it is noted that the existing extension does not currently extend the entire width of the existing dwelling, the increase in width and depth is considered to be of a minor nature which would be unlikely to result in any negligible impact upon neighbour amenity.

The adjoining neighbour to the east benefits from a shared access in between the properties therefore the proposed extension would not be likely to result in any loss of light, privacy, outlook or appear overbearing in respect of this property. As stated

above, an extension already exists immediately adjacent to the western boundary of 35 Bridefield Crescent and on this basis, the minor increase in depth is unlikely to worsen the impact to such an extent as to warrant a refusal of planning permission. It is important to note that the applicant could construct an extension up to 3 metres in depth under the Permitted Development criteria without the need for planning permission.

Consequently, it is considered that the proposal is unlikely to result in any negligible impact upon neighbour amenity and would appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00978 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and block plan (Drawing No: 00)- received 21st September 2016
Existing and proposed elevations (Drawing No: 01.A)- received 27th September 2016
Existing and proposed ground/first floor plans (Drawing No: 01.A)- received 27th September 2016
Reason: - To ensure provision of a satisfactory development.