
Site Address:	81 Greenfield Crescent, Waterloooville, PO8 9EN		
Proposal:	Single storey side extension.		
Application No:	APP/16/00287	Expiry Date:	16/05/2016
Applicant:	Mrs Baker		
Agent:	Mr Jay	Case Officer:	Harriet Pitney
	The Planning Service		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached bungalow with a concrete tiled pitched roof and elevations of red multi brick.

The site is located on the corner of Eglantine Walk and Greenfield Crescent with the entrance to the property via Greenfield Crescent. The site is slightly sloping with open vehicular access to the front driveway and integral garage. The rear garden is laid to lawn and screened by a timber fence approximately 2 metres in height forming the boundary to the site. The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

00/64777/001 - Single storey extension and conservatory to rear., PERM,13/02/2001
99/64777/000 - Erection of 2 metre high fence along part of property's boundary with Eglantine Walk, PERM,07/03/2000
03/64777/002 - Erection of a detached double garage to the south of the existing dwelling., REF,13/03/2003

3 Proposal

This application is for a single storey side extension measuring 4.6 metres in width and 3.6 metres in height.

4 Policy Considerations

National Planning Policy Framework

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

No consultations required.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of Eglantine Walk and Greenfield Crescent and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy. It is considered that the development would not result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

No representation letters have been received in relation to this application. The existing boundary treatment currently comprises a timber fence approximately 2 metres in height enclosing the application site and provides screening from the public realm. It is considered that the development would not cause unacceptable harm to the amenity of the neighbours through loss of privacy, outlook or overlooking and therefore accords with Policy CS16 of the Havant Borough Council Core Strategy.

8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00287 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 Compulsary 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:

Existing location and block plans- received 21st March 2016
Existing floor and roof plans- received 21st March 2016
Existing elevations- received 21st March 2016
Existing photo views- received 21st March 2016
Proposed location and block plans- received 21st March 2016
Proposed elevations- received 21st March 2016
Proposed floor and roof plans- received 21st March 2016
Proposed detailed front elevations east- received 21st March 2016
Proposed detailed rear elevation west- received 21st March 2016
Proposed detailed side elevation south- received 21st March 2016
Proposed external CGI perspectives- received 21st March 2016
Proposed cross section- received 21st March 2016

Reason: - To ensure provision of a satisfactory development.

