
Site Address:	20 Crestland Close, Waterlooville, PO8 9AG		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00783	Expiry Date:	26/09/2016
Applicant:	Mrs San Juan Wu		
Agent:	Mr Rosenthal	Case Officer:	Karen Wooden
	Rosenthal Design Services Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached chalet bungalow with multi brick to the elevations and a brown hung tiled roof, with elements of render to the front, side and rear. The property has a driveway to the side, leading to a detached garage.

The garden is currently 25m long and slopes down from south to north.

2 Planning History

03/64494/000 - Single storey front extension, dormer windows to front and rear.,
REF, 19/05/2003

03/64494/001 - Single storey extension and dormer windows to front elevation.,
PERM, 01/09/2003

3 Proposal

- 3.1 Single storey rear extension.

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 for this application.

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: 1

Summary:

The extension will block out light to our property. *Alterations have been made to the scheme as detailed below in Section 7.4.*

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

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The proposal is set away from the streetscene of Crestland Close and as such will not have any significant impact visually on the character and appearance of the area. The development is of an appropriate scale and design, using materials to match the existing dwelling and it is therefore considered that the development would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact upon residential amenity

7.4 One objection was received in relation to the original plans submitted. The occupiers of the adjoining property were concerned that the proposal would result in a significant loss of light to their main reception room. This was discussed with the applicants at the site visit and they agreed to reduce the width of the extension by approximately 50%

to ensure that their proposal would not have a negative impact on the neighbours. The objectors have since sent in a representation of support to the amended scheme.

- 7.5 The extension will now be set a sufficient distance from the adjacent neighbouring dwellings so as not to cause an unacceptable detriment on their amenities. Therefore it is not considered that any element of the scheme would cause an unacceptable negative impact on the amenities of the occupiers of the adjacent dwellings.

8 Conclusion

- 8.1 It is considered that the proposed extensions to this dwelling would accord with the adopted Core Strategy Policy CS16 and should be granted permission subject to the conditions listed below.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00783 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:

Amended location and block plan - 09 - received 30.08.16
01 - Existing ground floor plan
02 - Amended proposed ground floor plan - received 30.08.16
03 - Existing first floor plan
04 - Amended proposed first floor plan - received 30.08.16
05 - Existing roof plan
06 - Amended proposed roof plan - received 30.08.16
07 - Existing elevations
08 - Amended proposed elevations - received 30.08.16

Reason: - To ensure provision of a satisfactory development.