
Site Address:	110 Greenfield Crescent, Waterlooville, PO8 9EL		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00028	Expiry Date:	07/03/2016
Applicant:	Mr Elliott Potter	Team:	Team 2
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with an attached flat roof garage. It has a brown tiled pitched roof and elevations of red multibrick and tile hanging at first floor. The site is level with open vehicular access to the front and has a tarmac parking area and grass, with dwarf walls to the northern, southern and part of the western (front) boundaries. The rear garden is approximately 28 metres deep, mainly laid to lawn with a patio area, greenhouse, shed and raised bedding areas. There is 0.5 metre high wire fencing and shrubs to the northern and part of the southern boundaries with a 1.5 metre high fence and wall to the remainder of the southern boundary and a 1.8 metre high fence to the rear boundary.
- 1.2 The adjoining two storey semi-detached property is to the north, a pair of two storey semi-detached properties are to the south, a modern link detached bungalow is opposite and Hazleton Wood is to the rear. The area is of medium density with a mixture of modern two storey semi-detached and detached properties and link detached bungalows of similar age and similar and individual style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension of 4 metres in depth, 8.5 metres in width with a mono-pitched roof to an eaves height of 2.3 metres and total height of 3.7 metres, incorporating three rooflights.

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

Arboriculturalist

No arboricultural concerns.

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

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
- (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 acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal would be attached to the rear of the property and attached garage, and a small section would be partially visible from the public realm. The development would result in a modest increase to the original footprint of the property, the proposed depth is 1 metre over what could be built within the realms of permitted development and would maintain a garden length in excess of 10 metres as recommended in the Havant Borough Council Borough Design Guide. The design and appearance of the extension 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 judged the development would not result in an adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 There is one window in the southern elevation of the rear extension, situated approximately 0.9 metres away from the property boundary, although its position is such that it would lie within the zone of the extension which could be constructed under permitted development and it is considered this would not lead to any additional degree of overlooking to the property at number 108.
- 7.5 Whilst the proposal is adjacent to the northern boundary and close to the southern boundary, it is of a modest height, both neighbouring properties have the benefit of rear additions and the depth of the extension would be 1 metre over what could be constructed under permitted development. The rear elevation of the extension is approximately 24 metres from the eastern boundary and the property backs on to Hazleton Wood
- 7.6 It is therefore considered that the proposal would not lead to any loss of light, unacceptable overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00028 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:

Location plan
Proposed block plan

Drg No Potter 01A Existing and proposed floor, elevations, roof and section plan

Reason: - To ensure provision of a satisfactory development.