
Site Address:	25 Andrew Crescent, Waterloooville, PO7 6BE		
Proposal:	Single storey flat roof extension.		
Application No:	APP/15/00748	Expiry Date:	01/09/2015
Applicant:	Mr Smallwood	Team:	Team 2
Agent:	Mr Bennett	Case Officer:	Emma Chisnall
	Kalotec Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Andrew Crescent is a medium sized semi-detached bungalow with white rendered walls, a tiled roof and on site parking for 2 spaces. The area around is mainly residential with a health centre at the back of the development but all other dwellings are similar in style and size to No 25 and the attached neighbour has a similar extension.

The back garden is large, on level ground and has a fenced boundary covering the curtilage of the site at approx 1.8m in height. Within the back open space there are large trees in good condition which are not protected by TPO's and should not be affected by the development proceeding.

The development entails bringing a conservatory closer to the neighbouring boundary where No 23 have a conservatory. To ensure there is no over-looking into the neighbours (No 23) it is recommended that a condition is imposed that the boundary fence is kept where it is currently. This would ensure that no over-looking would occur and that the new extension would be screened.

The development does fall into Flood Zone 2 and therefore the agent has provided information on how the development will take this into account and introduce flood resilience measures to the extension.

2 Planning History

None

3 Proposal

Single Storey Flat Roof Extension

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No comments received

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: 5

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) Impact upon the streetscene/character of the area
- (iii) Impact upon residential amenity
- (iv) Flood risk

(i) Principle of development

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

(ii) Impact upon the streetscene/character of the area

The development will not be able to be seen from the streetscene and the rear additions are relatively modest and of single storey height. The impact on the character and appearance of the area is therefore considered to be limited and acceptable.

(iii) Impact upon residential amenity

The new extension will be turned into a dining room and conservatory which will mean that people will be in these rooms often. As part of the development is a conservatory with windows facing No.23 there is concern with regard to potential overlooking as this gets closer to the neighbouring conservatory. To mitigate against the loss of privacy it will be conditioned that the existing fence (or suitable alternative screening) is kept in place. This would provide screening for the development and prevent overlooking.

The extension, being single storey in nature and of modest depth, should not result in a significant impact on the residential amenities of the set off property No.27.

(iv) Flood Risk

Agent has submitted appropriate forms to show how the extensions would be made resilient to flooding.

The site is classed as partly situated within an area affected by flooding with up to a 0.1% change of occurring each year. To mitigate against this possibility the floor level of the extension will be the same as the current floor level within the existing house and external walls will be constructed in engineering brick work up to approximately 150mm above ground level. Other measures include electrical sockets positioned 500mm above floor level, temporary flood barriers, holes and openings to be made in garden walls and boundaries to allow flood water to escape if it cannot already and the occupants of the building to be made aware of any local procedures as provided by the EA.

8 Conclusion

From considering the above information and the detail that has been provided to protect the property from possible flood impact/damage as well as preventing the overlooking onto the neighbours garden, this application can be granted approval for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00748

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Plans and Elevations: KALO-0123-01
Flood Risk Assessment

Planning Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The dining room extension walls shall incorporate external wall materials that match in type, colour and texture those on the existing building.

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 2012.

- 4 Unless agreed otherwise in writing by the Authority, the existing boundary fence adjacent to the proposed conservatory shall be retained in situ or replaced by an alternative fence or wall of the same height. The boundary screening shall thereafter be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.