
Site Address:	9 Crystal Way, Waterloooville, PO7 8NB		
Proposal:	Proposed ground floor side extension.		
Application No:	APP/15/01345	Expiry Date:	25/01/2016
Applicant:	Mr & Mrs Baird	Team:	Team 2
Agent:	Mr Morris	Case Officer:	Bee Crawford
	Mick Morris AADipl Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end of terraced property situated on a generous plot and has a brown tiled pitched roof and elevations of red multibrick with white painted render at first floor. It is open to the front with a 1.8 metre high fence and gate providing access to the rear garden. The site is level at the front, although slopes away steeply to the western (rear) boundary. The rear garden is a good size with a patio area, grass, sheds and a summerhouse and is enclosed by 1.8 metre high fencing to the northern and southern boundaries and a 1 metre high wire fence and shrubs to the western (rear) boundary.
- 1.2 The adjoining two storey terraced property is to the north, modern two storey terraced properties are opposite, a parking court and the rear aspect of two storey semi-detached properties beyond are to the south and an area of woodland lies between the rear of the property and Tempest Avenue. The area is a modern estate of medium density with a mixture of two storey detached, semi-detached and terraced properties 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 side extension of 4 metres in width, 7.5 metres in depth with the addition of a bay window to the front 0.6 metres deep and 2.4 metres in width. The extension has a pitched roof to an eaves height of 2.5 metres and a ridge height of 5 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No observations.

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: 8

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 visible from the public realm, however the property is approximately 11.5 metres from the highway and the extension does not project beyond the front elevation of the dwellinghouse. The proposal would result in a reasonable increase to the original footprint of the property, although given the size and situation of the site it is judged to be suitable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 There are windows in the side elevation of the proposal and whilst the extension would be visible from the neighbouring properties it does not extend beyond the front or rear of the property, and the properties opposite and to the south are considered to be a sufficient distance away for any impact to be minimal. There are no properties to the rear of the site and due to the location of the extension, it is unlikely there would be any adverse impact on the adjoining property at number 11 Crystal Way.
- 7.5 No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the property immediately adjacent to the application site or properties in the surrounding vicinity, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/15/01345 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:

Drg No CW A. 04 Location and block plan. Existing and proposed elevations and floor plan.

Reason: - To ensure provision of a satisfactory development.