
Site Address:	99 Andrew Crescent, Waterlooville, PO7 6BG		
Proposal:	Single storey rear extension and external alterations.		
Application No:	APP/16/00087	Expiry Date:	22/03/2016
Applicant:	Mr & Mrs Clements	Team:	Team 2
Agent:	Mr Laurenson	Case Officer:	Harriet Pitney
	ADP Architects Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey bungalow with a concrete tiled pitched roof and brick built elevations- albeit partially tile hung to the front elevation. The property has previously been extended in the form of loft extension with the addition of a dormer window to the north east elevation, a small single storey extension to the front elevation and a conservatory to the rear (which will be subject to demolition as part of the proposal).

The site is level with open vehicular access to the front driveway and the single storey garage set back within the rear garden. The rear garden is laid to lawn and screened by timber close boarded fence measuring 2 metres in height. 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

97/61943/001 - Loft conversion and dormer windows to north east elevation (revised application), PERM,24/02/1997
96/61943/000 - Loft conversion and dormer windows to north east elevation, REF,03/10/1996

3 Proposal

This application is for a single storey rear extension measuring 3.2 metres in length and 3.4 metres in height (incorporating the roof lantern). The proposal also includes the addition of two windows and 1 additional door within the north east elevation of the property at ground floor level.

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 consultation 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No comments 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 Andrew 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

The application was re-publicised for a further 7 days due to the submission of amended plans by the applicant. These changes sought to increase the width of the proposed extension by 0.85 metres to form a permanent attachment to the existing garage- albeit with no access into the existing garage. No representation letters have been received in relation to this application.

The existing boundary treatment within the rear garden currently comprises timber close boarded fencing 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. It is important to note that the property currently benefits from a single storey conservatory to the rear- this will be demolished as part of the application and the proposed extension will be erected as a replacement.

With regards to the two additional windows and door proposed to the north/east elevation, there is currently a timber fence (approximately 2 metres in height) dividing the boundary between number 97 and 99. Therefore, the proposal is not considered to result in any unacceptable harm to the amenity of the neighbours through loss of privacy, outlook or overlooking.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00087 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:

Red line plan- received 26th January 2016
Amended site layout plan- received 18th February 2016
Existing plans- received 26th January 2016
Existing elevations- received 26th January 2016

Amended proposed elevations- received 18th February 2016
Amended proposed plans- received 18th February 2016

Reason: - To ensure provision of a satisfactory development.