
Site Address: 65 Greenfield Crescent, Waterlooville, PO8 9EL
Proposal: Prior notification for single storey development extending 5.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.
Application No: APP/15/01008
Applicant: Mr M Austin
Agent:
Ward: Cowplain

Expiry Date: 21/10/2015
Team: Team 2
Case Officer: Heather Lealan

Recommendation:

1 Site Description

65 Greenfield Crescent is a link detached dwelling sited on the western side of the road

2 Planning History

None relevant

3 Proposal

Prior notification for single storey development extending 5.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 1

Summary:

(a) Concerns about loss of light and overbearing to dwelling to north

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 where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

To the rear of the dwelling so no real impact

(iii) Impact upon residential amenity

It is considered that the fall back permitted development position is such that any additional negative impact from the proposal could not be demonstrated to be detrimental to such an extent to warrant a refusal

8 Conclusion

The prior notification approval should be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/15/01008