
Site Address:	14 Warfield Crescent, Waterloooville, PO7 7JP		
Proposal:	Single storey side & rear extensions with alteration to existing extension roofs		
Application No:	APP/15/00525	Expiry Date:	08/07/2015
Applicant:	Mr & Mrs Turner	Team:	Team 2
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet bungalow on the south side of Warfield Crescent.
- 1.2 The character of the area is predominantly residential and of medium density, with a mixture of detached and semi detached two storey houses, and detached bungalows. The front of the property benefits from a tarmac driveway with parking for 3+ cars. The rear garden is of a generous size and is split level with steps leading down to the lower part of the garden which slopes down to the south. The garden is enclosed by fencing.

2 Planning History

- 2.1 None relevant to this application

3 Proposal

- 3.1 The application is for a single storey side extension, rear extension, and alterations to existing extension roof.

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

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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

(ii) Appropriateness of design

7.3 The proposed rear extension would not be visible from the public realm and a generous size garden area will remain. Although the side extension will be visible from the roadside, the design and appearance is considered appropriate in context to the main building, and therefore is not considered to result in an adverse impact on the visual amenity of the locality. Both extensions are considered to meet the objectives of the Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

7.4 No objections have been received in relation to this application. The alterations to the existing extension roof to a flat roof will reduce the height by almost a metre. The side extension will have no windows to the east elevation. The rear extension proposes to have a door opening to the east elevation but due to the existing screening it is considered that this would have a negligible impact on the neighbouring property.

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/15/00525

(A)

(B) for the following reasons/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 external materials to be used shall 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Received 13.05.15

Layout Plan - Received 13.05.15

Roof Plan - Received 13.05.15

Proposed Ground Floor Plan (Rev A) - Received 13.05.15

Existing Ground Floor Plan (Rev A) - Received 13.05.15

Proposed Elevations (Rev A) - Received 13.05.15

Existing Elevations (Rev A) - Received 13.05.15

Cross Section - Received 13.05.15

Reason: - To ensure provision of a satisfactory development.