
Site Address:	20 Crofton Close, Waterloooville, PO7 5PX		
Proposal:	Two storey rear extension		
Application No:	APP/13/01076	Expiry Date:	24/12/2013
Applicant:	Mrs Whittle	Team:	Team 1
Agent:	Mr Bramble-Stewart	Case Officer:	Heather Lealan
	GBS Designs		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 20 Crofton Close is a mid terrace property located in a residential area. The dwelling was constructed with an integral garage which has been converted into a dining room, which is fronted by hardstanding providing parking. The rear garden is laid to lawn and surrounded by 2m high close boarded fence. There is a stagger in the building roof ridge line due to the slope in land level from north west down to south east, whereby the attached neighbour to the north west is set higher than the application site and the attached dwelling to the south east is lower.
- 1.2 The dwelling to the north west (No.22) has previously been extended to the rear with a part two-storey, part single storey extension to a similar depth as that the subject of this application; that to the south east (No.18) has been extended at ground floor level with a 4m deep conservatory.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

- 3.1 Two storey rear extension of 3.3m in depth, each side being set in from the adjoining boundary by approximately 300mm to prevent any roof overhang to adjoining properties from the fully hipped roof proposed.

4 Policy Considerations

National Policies

The National Planning policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Council Borough Design Guide Supplementary Planning Document
December 2011

Residential Parking and Cycle Provision Supplementary Planning Document

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

5 Statutory and Non Statutory Consultations

None

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: 1

Summary:

a) Loss of light and visual intrusion into outlook of 18 Crofton Close

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 the Design;
- (ii) Effect on neighbouring properties.
- (iii) Highway Impact

(i) Principle of Development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria, discussed below.

(ii) Appropriateness of the Design

7.3 It is considered that the design which incorporates a pitched roof, is sympathetic to the design of the existing property. The scale of the addition closely resembles that in existence at No.22 and retains an adequate garden depth for the property. It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iii) Effect on neighbouring properties.

- 7.4 Taking account of the specific merits of the scheme in relation to the site and its surroundings, and following visits to the adjoining dwelling at No.18 Crofton Close by both the case officer and team leader, it is not considered that the two storey extension would be significantly detrimental to the surrounding residential amenity. With regard to the neighbouring dwelling to the south east, No.18, where the principal impact of the new work would be felt, at ground floor level it is noted that this dwelling has a 4m deep conservatory attached to the rear elevation with a translucent roof and high level windows facing the application site. The impact of the extension as proposed on these windows is not expected to be dissimilar to that which would arise from an extension constructed under the property's permitted development tolerances (3m deep). With regard to the roof, this appears to be of a profiled polycarbonate construction and affords general daylight into the room. Whilst the bulk of the extension is expected to lead to some shadowing of the roof in outlook, the principal aspect of the extension and natural daylight and sunlight that is obtained from the east and south will be largely unaffected by the new work. It is therefore considered that, due to the presence of this conservatory and the orientation of the two dwellings in relation to each other, any reduction in sunlight into the conservatory or outlook from the opaque roof would not be impacted to such an extent that a reason for refusal could be substantiated on this ground.
- 7.5 At first floor level No.18 has a rear bedroom whose sole light and outlook is obtained from its rear facing window. Analysis of the impact of the extension on this room by the applicant's agents confirms that the new extension will intrude within a line extended at 45 degrees from the centre line of this window (a measure of impact referred to by the BRE and the Borough Design Guide). However less than 400mm of the extension is involved in this impact and, as with the ground floor conservatory, the principal light and outlook to the bedroom window is clearly derived from the east and south. Again, the impact of the extension on the light and outlook available to this room is not considered to be sufficient to warrant a refusal of the scheme.
- 7.6 No representations have been received regarding the impact of the extension upon the garden amenity of No.18 - here it is noted that the impact will be similar to that previously accepted at No.22 with its extension in relation to No.20, and with the conservatory at No.18 effectively offsetting the immediate presence of the new work now proposed.
- 7.5 With regard to No.22 itself, this dwelling as noted has a two storey extension of a similar depth to that proposed and so no negative impact would be created in regard to the amenities of the occupiers of this dwelling. The dwellings to the rear of the site in Alsford Road are set sufficient distance away (approximately 40m) as not to be adversely affected by the proposals.

(iii) Highway Impact

- 7.6 The number of bedrooms would increase from 2 to 3 - the car parking provision at the site (2 spaces) is sufficient to meet the Council's adopted car parking standards for this size of property.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and that planning consent should be granted subject to planning conditions.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01076 /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:

Design & Access Statement received 29 October 2013
OS Site Plan Licence No. 02421200 received 29 October 2013
OS Block Plan Licence No. 02421200 received 29 October 2013
Existing Floor Plans Drwg.No Whittle 01 received 29 October 2013
Proposed Floor Plans Drwg.No Whittle 02 r rev.B received 29 October 2013
Proposed Elevations Drwg.No Whittle 03 rev A received 29 October 2013
Existing and Proposed Sections Drwg.No Whittle 08 received 29 October 2013

Reason: - To ensure provision of a satisfactory development.