
Site Address:	9 Crofton Close, Waterlooville, PO7 5LP		
Proposal:	Replace existing single storey extension and conservatory with a two storey rear extension.		
Application No:	APP/13/00443	Expiry Date:	03/07/2013
Applicant:	Mr South	Team:	Team 1
Agent:	Mr Bramble-Stewart	Case Officer:	Richard Nash
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached two storey dwelling of traditional design and character and brick and tile finish, located within a reasonably sized plot on the south west side of the central section of Crofton Close, a lengthy cul-de-sac accessed off the east side of Alsford Road. The dwelling has an area of decking to the rear and an attached single garage to the side, which also adjoins a detached garage serving the dwelling to the north west. The site is open to the front but has fencing to a height of approximately 1.8 metres in height to the rear boundaries. The area is predominantly characterised by medium density residential development of a broadly similar character.

2 Planning History

None

3 Proposal

The current application proposes the replacement of an existing single storey extension and conservatory with a two storey extension, to the rear of the dwelling. The submitted drawings also show the insertion of a first floor obscure glazed window to the north west side elevation of the existing dwelling, which could be undertaken as permitted development under planning legislation.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Nil

7 Planning Considerations

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 on application site and locality
- (iii) Impact on neighbouring amenities

- (i) Principle of development

It is considered that the provision of a two storey extension to a dwelling of this scale and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site and locality

Although of two storey height and at the same width as the existing dwelling, the proposed extension would have a lower ridge height than, and would appear as a subservient and complementary addition to, the building. Although of a different configuration, the overall increase in footprint area of the proposal (in comparison to the extension and conservatory that would be replaced) would be 2 square metres, and the impact on external amenity space would therefore be minimal. Views of the proposal from the public domain would be limited and at an oblique angle and distance of approximately 15 metres, and within the context of the existing dwelling and adjoining garages. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or wider locality, provided that suitable materials were used in its construction.

- (iii) Impact on neighbouring amenities

The shape of the application site and its relationship with adjoining plots is such that they are offset from one another rather than parallel. The proposed extension would be located approximately 15 metres from the boundary with the dwelling to the rear and is considered unlikely to have any material impact on that property. The site adjoins two properties to the north west, and the proposal would be sited at approximately 2.5 and 6 metres from the boundaries, and 10 and 12 metres from the dwellings respectively. Given these distances and the scale and siting of the extension within the context of the existing dwelling, it is considered that the proposal would not result in a detrimental impact on the adjoining properties in terms of outlook,

shadowing or an overbearing effect.

The extension would be sited close to the boundary with the property to the south east, and the elevation facing in this direction would present a significant area of plain brickwork. However, the increase in wall area would be only approximately 9 square metres over that of the existing extension at the property (albeit that this increase would predominantly be at first floor level) with the proposed roof sloping away from the adjoining property. A side window to a single storey extension is located to the rear of the adjoining property, approximately 2 metres the boundary, but full light would still be received via a rear window. On balance, and given the siting of the extension (i.e. to the north west) and the extent of garden area available, it is considered that the proposal would not result in a detrimental impact on the adjoining property in terms of outlook, shadowing or an overbearing effect. The absence of any objection to the proposal from the occupier of this property is also considered to weigh in favour of the scheme.

The submitted drawings include two high level rooflights, but do not show any first floor windows in the side elevations of the proposed extension. This situation should be maintained in order to restrict any significant potential for overlooking of adjoining properties.

8 Conclusion

The proposed two storey extension would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site, the character and visual amenity of the locality or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00443, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement (received by the Council on 8 May 2013)
SOUTH 01 (Revision C) (Existing and Proposed Floor and Roof Plans)
SOUTH 02 (Revision C) (Existing and Proposed Elevations)
SOUTH 03 (Revision C) (Proposed Levels)
SOUTH 04 (Revision C) (Proposed Parking Plan)
SOUTH 05 (Revision C) (Proposed Block Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the first floor or roof of the development hereby approved without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.