

DELEGATED OFFICER REPORT

PROPOSAL	Demolition of existing conservatory, proposed single storey side extension, front canopy and first-floor dormer extension and change in external materials.
LOCATION:	115 Andrew Crescent, Waterlooville, PO7 6BG
REFERENCE NO:	APP/25/00674
APPLICANT:	Mr D Jackson
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	17/10/2025
APPLICATION EXPIRY DATE:	22/10/2025
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The property is located in a residential area at the end of a cul-de-sac. The properties in Andrew Crescent are mainly bungalows with many properties including rooms in the roof and dormer windows. The property elevations comprise painted brick, yellow brick and brown tile hanging with a concrete brown tiled roof.
- 1.2 To the rear of the site properties in The Hundred are two storey in height.
- 1.3 To the south of the site is a footpath linking Andrew Crescent with Hambledon Road.

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

3. Proposal

Demolition of existing conservatory, proposed single storey side extension, front canopy and first-floor dormer extension and change in external materials.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025 N/A
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design
CS17 Concentration and Distribution of Development within the Urban Areas

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

N/A

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 15

No comments received.

Material planning considerations are addressed in Section 7.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposals include a single storey flat roofed side extension, a dormer extension to the first floor south elevation and changes to materials, with a front canopy. These changes are considered below.
- 7.4 The flat roofed side extension whilst relatively large in terms of its footprint would be subservient to the original chalet style pitched roof dwelling. The side extension would be located adjacent to the footpath link. The plot of No.115 is considered sufficient to comfortably accommodate the side extension. Furthermore the extension would be partially screened by the 1.8m high block wall to the frontage with the link footpath. The extension is considered to have an acceptable impact on the character and appearance of the area.
- 7.5 With regard to the proposed south facing dormer this would be increased in width and an additional window to a landing would be provided. This new window is shown as obscure glazed. The dormer would incorporate a pitched roof and there are other examples of dormers in the streetscene (including at 117 and on the existing building). The enlarged dormer is considered to have an acceptable design and appearance in the context of the area.
- 7.6 With regard to materials, some of which have already been altered. The ground floor would be rendered and external teak cladding would be incorporated at first floor level to the dormers and gables with the roof tiles in anthracite. Doors and windows would be replaced with grey/black UPVC. It is noted that there is a mix of material types in the streetscene and the proposed materials are considered acceptable in this context.

With regards the front canopy, this would also appear a modest and subservient addition to the front elevation, its gable character echoing that of the host dwelling.

- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 The main impacts from the proposed alterations are considered to be to 113 Andrew Crescent (south), to No's 2 and 3 The Hundred (west) and 117 Andrew Crescent (north).
- 7.9 No.113 is to the south of the single storey extension and the extended dormer window. The ground floor extension is set off the boundary of No.113 with the footpath and its surrounding grassland setting between the two properties. There is also the tall approx. 1.8m high boundary wall. No.113 is also set at an angle such that the flank wall of No.113 most directly faces the single storey extension. This relationship is considered acceptable.
- 7.10 The proposed dormer extension would be set further back approximately 12m from the common boundary which slopes away towards the southwest. The new window would be obscure glazed. Given the orientation between properties it is not considered that the dormer extension and window would lead to unacceptable overshadowing or overlooking.
- 7.11 No's 2 and 3 The Hundred to the west would be set approximately 26m from the single storey side extension and the dormer would be further off with the obscure glazed

window set at an oblique angle to the rear windows to these properties. This relationship is considered acceptable.

7.12 The main proposed works are set to the southern side of the site and the front canopy is set well off the boundary. It is not considered that the development would result in an unneighbourly relationship to No.117 Andrew Crescent to the north.

7.13 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.14 The existing property has 4 bedrooms and this would remain the case. It is noted that the existing drive and hardstanding can accommodate at least 3 cars and the proposals therefore meet the requirements of the Councils parking SPD.

(v) Biodiversity Net Gain (BNG)

7.15 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00674

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>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 Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan 01.01 Rev A</p>

	<p>Block Plan Drawing No. 02.01 Rev B</p> <p>Existing and Proposed Plans and Elevations Drawing No. 03.01 Rev D</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>

Informatives:

4	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You were updated about issues after the initial site visit.</p>
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