

**17 CRANESWATER PARK SOUTHSEA PO4 0NX****CONSTRUCTION OF 2 STOREY FRONT EXTENSION, PART SINGLE/PART 2 STOREY REAR EXTENSION AND ROOF ALTERATIONS INCLUDING RAISING THE RIDGE HEIGHT****WEBLINK:**

[HTTPS://PUBLICACCESS.PORTSMOUTH.GOV.UK/ONLINE-APPLICATIONS/APPLICATIONDETAILS.DO?ACTIVETAB=DOCUMENTS&KEYVAL=R19QYNMOMXW00](https://publicaccess.portsmouth.gov.uk/online-applications/applicationdetails.do?activetab=documents&keyval=R19QYNMOMXW00)

**Application Submitted By:**

PLC Architects  
FAO Jason Bonner

**On behalf of:**

Rex

**RDD:** 20th October 2021

**LDD:** 4th January 2022

**1.0 SUMMARY OF MAIN ISSUES**

1.1 The application is presented to the Planning Committee due to the receipt of 3 objections.

1.2 The main considerations within this application are:

- Design
- Impact on Conservation Area
- Impact upon residential amenity

**1.3 Site and Surroundings**

1.4 The application site is located on the southern side of 'the circle' of Craneswater Park and is occupied by a 4-bed, 2 storey dwelling that is set back from the highway by a front driveway. The host dwelling largely takes the form of a chalet style bungalow but incorporates a modest 2-storey element projecting towards the road and at the rear. The dwelling is finished with white render at first floor level over face brickwork at ground floor level, red clay roof tiles and white upvc window units. Most of the garden area is laid to grass apart from a modest patio area immediately at the rear of the property and an unplanted strip of land along the western boundary (where the garden boundary between no.21 Craneswater Park and the application site has been moved westwards, but no material change of use has occurred as a result). Trees within adjacent plots to the east and south are adjacent the application site boundaries. None are the subject of TPO's but are within the defined conservation area.

1.5 To the west lies brick faced, 4 storey semi-detached buildings known as nos.19 and 21 Craneswater Park (each divided horizontally into 4 flats, one per floor). To the east is no.15, a detached dwellinghouse (permitted in 1949 and benefitting from further rear extensions permitted in 1986 and 2016), which is single level when viewed from the northern elevation but full two storey on its southern elevation. To the north, on the opposite side of the road is Southview, 2-3 Craneswater Park, a 5 storey building inclusive of basement and roof space, accommodating 5 flats.

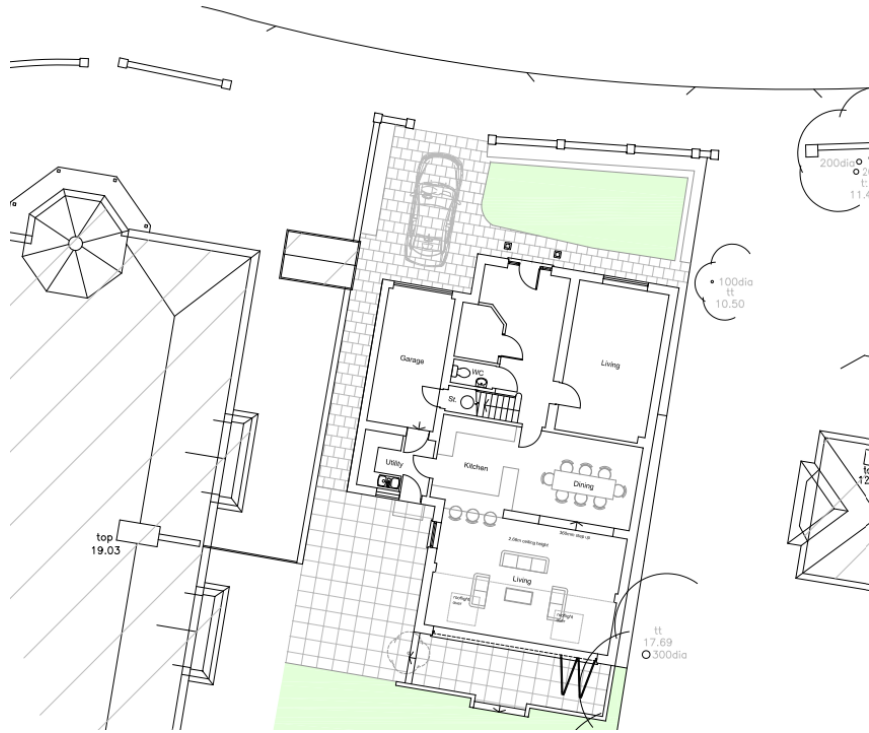
- 1.6 The site lies within the Craneswater & Eastern Parade Conservation Area (No. 29). The surrounding area is characterised by large residential buildings set within spacious curtilages, generally constructed with red-facing brickwork and clay roof tiles. Many are from the late Victorian, Edwardian and inter-war periods, a number of which have been converted into flats.



**Figure 1 - Existing elevations and street scene**

### 1.7 Proposal

- 1.8 The application seeks planning permission for the construction of a 2 storey front extension, part single/part 2 storey rear extension and roof alterations including raising of the ridge height on the eastern side of the roof by 1.1m. The drawings also demonstrate the roof of the front dormer being altered from a pitched roof to a flat roof.
- 1.9 The external roofing materials would be a red tile and white painted render to all elevations, apart from the ground floor of the front elevation which would retain the existing brick facework and soldier course detail. The window frames would be in medium grey UPVC and the aluminium front doors would be finished in a darker anthracite grey with a lighter grey aluminium door canopy.
- 1.10 Whilst the proposal would result in the substantial removal of some of the existing building in order to extend and remodel it is not considered to amount to entire demolition to provide a replacement dwelling.



**Figure 2 - Proposed Site Plan**



**Figure 3 - Street scene showing proposal (above) and permitted front extension 21/00553/HOU (below)**

**1.11 Relevant Planning History**

1.12 The existing property was permitted in 1998 (A\*14289/AE), prior to the designation of the conservation area in 2005. Since 2019 the relevant planning history relating to proposed extensions or a replacement dwelling at the site has been fairly extensive.

1.13 Planning permission granted:

20/00552/HOU - Construction of a part single, part two storey rear extension - conditional permission 19/2/21

20/00553/HOU - Construction of a two storey front extension - conditional permission  
19/2/21

1.14 Refusals in chronological order:

19/01073/FUL - Proposed construction of 2.5 storey, 4-bedroom detached dwelling following demolition of existing dwelling - Refused 4/2/20 due to adverse impact on occupiers of neighbouring first floor flat within 19 Craneswater Park. Subsequent appeal dismissed.

20/00740/HOU - Construction of 2 storey front extension, part single/part 2 storey rear extension and roof alterations including raising the ridge height - Refused 12/3/21 due to adverse impact on occupiers of neighbouring first floor flat within 19 Craneswater Park. Subsequent appeal dismissed.

20/00741/HOU - Construction of 2 storey front extension, part single/part 2 storey rear extension, external cladding, and roof alterations to create a flat roofed building - Refused 12/3/21 due to inappropriate design and impact on conservation area and the adverse impact on occupiers of neighbouring first floor flat within 19 Craneswater Park. No appeal lodged.

20/01452/HOU - Construction of 2 storey front extension, part single/part 2 storey rear extension and roof alterations including raising the ridge height - Refused 2/6/21 due to the adverse impact on occupiers of neighbouring first floor flat within 19 Craneswater Park. Subsequent appeal dismissed.

22/00206/FUL - Construction of three storey dwelling over basement (following demolition of existing dwelling) - Refused 7/9/22 due to due to inappropriate design and impact on conservation area and the adverse impact on occupiers of neighbouring first floor flat within 19 Craneswater Park. No appeal lodged to date.

1.15 All refusals have had a common theme in that the scale and proximity of the proposed development would have a detrimental impact on the residential amenity of the occupiers of the neighbouring first floor flat to the west within 19 Craneswater Park. Each proposal would appear overbearing and unneighbourly from the 2 west facing bedroom windows of this flat, and would result in a notable loss of outlook and the creation of a strong sense of enclosure significantly compromising the amenity enjoyed by the occupiers of these rooms. This view has been supported by the Planning Inspector in each of the appeals. In addition, 2 schemes were also considered inappropriate on design grounds; these applications have not been appealed against to date.

1.16 With respect to the planning history relating to the development to the west of the site, the following permissions are pertinent:  
19 Craneswater Park: A\*14289/AF - Conversion to form four flats with associated parking and landscaping - Conditional permission dated 10/7/98  
21 Craneswater Park: B\*14289/AB - Conversion to form four flats; provision of on-site parking; and construction of cycle store to rear - Conditional permission dated 20/12/01

## **2.0 POLICY CONTEXT**

2.1 The relevant policies within the Portsmouth Plan (2012) would include:  
PCS23 (Design and Conservation)

2.2 In accordance with the National Planning Policy Framework (NPPF) July 2021 due weight has been given to the relevant policies in the above plan.

## **3.0 CONSULTATIONS**

3.1 None

## 4.0 REPRESENTATIONS

4.1 Three objections were received and can be summarised as follows:

- a) fundamentally the plans have not changed from other planning applications put forward on the site.
- b) adverse impact on conservation area.
- c) detrimental impact on neighbouring properties in terms of overshadowing, overbearingness, nuisance, loss of privacy, loss of light, loss of view (including flats to the north).
- d) removal of boundary fence/land grab of basement flat garden of 21 Craneswater Park.
- e) understood that the height of the existing building could not be increased.
- f) demolition/construction period would be disruptive and cause parking chaos.
- g) application lacks detail (such as 3D visuals)/disagree with content of Design, Access and Heritage Statement.

4.2 Officer notes:

- With respect to the alleged land grab, the application is supported by an ownership certificate that acknowledges 21 Craneswater Park (Freehold) Ltd as 'owner' of part of the application site. The boundary is a private matter as no material change of use would occur and the height of the proposed wall would be within permitted development allowances.
- Much of one of the objection letters relates to previous applications.

## 5.0 COMMENT

5.1 Design

5.2 There are no site specific land use policies that would seek to prevent extensions to an existing dwelling in the area, subject to the proposal being acceptable in all other regards.

5.3 Policy PCS23 of the Portsmouth Plan echoes the principles of good design set out within the National Planning Policy Framework which requires that all new development: will be of an excellent architectural quality; will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; will establish a strong sense of place; will respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; relates well to the geography and history of Portsmouth and protects and enhances the city's historic townscape and its cultural and national heritage; and is visually attractive as a result of good architecture and appropriate landscaping.

5.4 The application seeks a comprehensive re-modelling of the existing building on its eastern side whilst still maintaining something of the traditional form of typical properties in this area. The footprint of the proposed front and rear additions would be the same as that permitted under 20/00552/HOU and 20/00553/HOU in February 2021, however in those cases it would have resulted in a dual pitch with valley at the rear and an element of flat roof at the front in order to maintain the height of the existing building. The current proposal seeks to alter the roofline on the eastern side of the building to link the proposed front and rear extensions under a single pitched roof, but in doing so increases the ridge height by 1.1m. The western section of the building would remain as is, apart from re-roofing with a material to match that on the new section to the east and alterations to the design of the roof of the existing front dormer.

5.5 It is considered that the increased height on the eastern side of the building is acceptable in both its relationship with the neighbouring property to the east and also the wider street scene.

- 5.6 The submitted Design, Access and Heritage Statement states that *'Most properties are red brick faced with red clay tile roof; some also include stone detailing, stucco or render work. The materiality of the subject property also reflects this palette and, although of relatively recent construction, includes traditional detailing and materials.'* The proposal seeks to use a similar palette of materials of render and brick but alter the proportion of use with render being the predominant facing material with brick facework at ground floor level on only the front elevation. The proposed roofing material is a red tile. A red clay tile would be acceptable and in-keeping with the conservation area, however a condition is recommended seeking specific details and samples to secure an appropriate traditional red clay roofing tile. The grey finish to fenestration is a departure from the typical white finish of surrounding development but RAL 7040 (window grey) is not considered a significant or harmful contrast in the context of the area.
- 5.7 Impact on Conservation Area
- 5.8 The Council has a duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The NPPF considers, inter alia, whether a development would cause harm to the heritage asset.
- 5.9 The significance of the conservation area derives, in part, from the area being mainly residential with a mixture of houses and flats, most of which are built with red brick and render with red clay roofs. The form of the pitched roof alterations and proposed external materials are considered to result in an extended building that would sit relatively comfortably within the context of the area and would preserve the character and appearance of the conservation area (and so not cause harm as per NPPF) and not harm its significance.
- 5.10 Impact on Residential Amenity
- 5.11 Policy PCS23 of the Portsmouth Plan states that new development proposals should ensure the "protection of amenity and the provision of a good standard of living environment for neighbouring and local occupiers as well as future residents and users of the development".
- 5.12 The previously refused applications and dismissed appeals on this site that raised concern about the impact of proposals on residential amenity were primarily concerned about the impact on the east-facing windows of the first floor flat of the adjacent building known as 19 Craneswater Park. The flat in question incorporates 2 bedrooms that are served by large windows within the east-facing side elevation of the building, which provide views beyond the opposing side elevation of 17 Craneswater Park. One bedroom is served by the bay window and the other is served by the window to the north of the bathroom window. The low level eaves to the front of the application property and the positioning of the current rear building line ensure that the bedrooms windows are afforded outlook beyond the application building. Currently, this provides a reasonable degree of light and outlook which mitigates the proximity of 17 Craneswater Park.
- 5.13 Whilst previous schemes sought to alter the western side of no.17 Craneswater Park (increasing its height and bulk), thereby compromising the residential amenity of the adjacent building, the current scheme would retain the western side of the building as is (apart from the replacement of the pitched roof to the forward dormer, with a flat roof). The footprint, two storey nature and window placement of the proposed front and rear extensions have already been considered acceptable in their relationship with surrounding development including no.19, under permissions 20/00552/HOU and 20/00553/HOU and this still remains the case. The additional height and massing as a result of the proposed roof design is not considered to result in loss of light or outlook to no.19 Craneswater Park, or indeed any other surrounding development, to such an extent so as to justify refusal. There would be no loss of privacy to neighbours.

5.14 Lastly, remaining points of neighbour objection relate to an assumption that the demolition/construction period would be disruptive and cause parking chaos. The builder would need to take the usual care with respect to these matters, with regulatory regimes other than Town Planning being used to resolve any difficulties. One comment also considers the application lacks detail (such as 3D visuals) and disagrees with the content of the Design, Access and Heritage Statement. The Planning Officer is satisfied with the adequacy of the submission.

#### 5.15 CIL

Portsmouth City Council introduced its Community Infrastructure Levy (CIL) charging schedule in April 2012 with a basic CIL rate of £105/sqm. The CIL regulations require indexation to be applied to this rate annually using the RICS CIL Index and the 2022 basic rate is £156.32/sqm. Most new development which creates over 99sqm of gross internal area or creates a new dwelling is potentially liable for the levy. However, exclusions, exemptions and reliefs from the levy may be available. The proposed additional floorspace would be 68m<sup>2</sup> and as such CIL is unlikely to be applicable.

#### 5.16 Human Rights

The Council is required by the Human Rights Act 1998 to act in a way that is compatible with the European Convention on Human Rights. Virtually all planning applications engage the right to the enjoyment of property and the right to a fair hearing. Indeed, many applications engage the right to respect for private and family life where residential property is affected. Other convention rights may also be engaged. It is important to note that many convention rights are qualified rights, meaning that they are not absolute rights and must be balanced against competing interests as permitted by law. This report seeks such a balance.

#### 5.17 Equality Act

Under section 149 of the Equality Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of their protected characteristics. Further the Council must advance equality of opportunity and foster good relation between those who share a relevant protected characteristic and those who don't. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having had due regard to the public sector equality duty as it applies to those with protected characteristics in the context of this application, it is not considered that the officer's recommendation would breach the Council's obligations under the Equality Act 2010.

#### 5.18 Conclusion

5.19 The proposed development is considered acceptable in overall design terms and in its relationship with surrounding development. It is also considered to preserve the character and appearance of the Eastney and Craneswater Conservation Area. As such the proposal accords with policy PCS23 of the Portsmouth Plan and the aims and objectives of the National Planning Policy Framework (July 2021).

## **RECOMMENDATION**

## **Conditional Permission**

### **Conditions**

#### **Time Limits**

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

#### **Approved Plans**

- 2) Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: Location Plan and Proposed Block Plan 18.3058.204 Revision P1, Proposed Site Plan 18.3058.202 Revision P1, Proposed Elevations 18.3058.201 Revision P5, Proposed Floor Plans 18.3058.200 Revision P4, Proposed Street Context 18.5058.203 Revision P4.  
Reason: To ensure the development is implemented in accordance with the permission granted.

#### **Materials**

- 3) Prior to the commencement of development, details and samples of a proposed red clay roof tile to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Only such approved materials shall be used to clad the roof.  
Reason: In the interests of visual amenity and to preserve the character and appearance of the Eastney and Craneswater conservation area in accordance with policy PCS23 of the Portsmouth Plan.

### **PRO-ACTIVITY STATEMENT**

In accordance with the National Planning Policy Framework the City Council has worked positively and pro-actively with the applicant through the application process, and with the submission of amendments an acceptable proposal has been achieved.