
Site Address:	14 Marjoram Crescent, Waterloooville, PO8 9BD		
Proposal:	Single storey wraparound extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00450	Expiry Date:	16/08/2024
Applicant:	Mr Jenson		
Agent:		Case Officer:	Robert Riley
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a single storey bungalow located in Cowplain. It features white render and blockwork to form the external walls and brown concrete tiles in a gable pitch to form the roof. The site features a front garden and a large driveway to the front of the dwelling and to the rear, a rear garden.
- 1.2 The application site is in an area that could be considered both urban and residential with the character of the road featuring similarly sized dwellings, with primarily brown and yellow brickwork designs

2 Planning History

- 2.1 No relevant planning history

3 Proposal

- 3.1 There are two elements being proposed to the application site:

- Removal of rear conservatory.
- Single storey wraparound extension with 2No rooflights.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

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

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

- (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

Character

7.3 The works would be readily visible upon the streetscene.

7.4 The works seek to remove the existing rear conservatory which is considered

acceptable.

- 7.5 The proposed rear extension aspect of the wraparound extension would extend approximately 3.3 metres from the existing rear elevation and would feature a maximum height of approximately 2.5 metres. The proposed rear extension aspect would have a reasonable width of approximately 12.75 metres, however, the increase in footprint would be lessened in that it would replace part of the existing footprint in the form of the existing conservatory.
- 7.6 The rear aspect of the proposed wraparound extension works would only be visible from the street scene at select vantage points and is not considered to be unduly prominent upon visual amenities. Regarding its proposed flat roof, single storey nature and modest depth would be considered subservient to the existing dwelling and is therefore considered an acceptable addition.
- 7.7 The side aspect of the proposed wraparound extension works would feature an approximate eaves height of 2.5 metres, an approximate ridge height of 5.2 metres a proposed width of approximately 2.5 metres and an approximate depth of approximately 7.7 metres. The increase of bulk would be lessened in that it would replace an existing adjoined garage. The side aspect of the wraparound extension would feature a pitched roof adjoined to the existing dwelling's pitched roof, which is not considered to be an unduly prominent addition, and is therefore considered to be acceptable with regards to the dwelling and visual amenities.

Materials

- 7.8 The materials used for the external walls, would feature render which would match the existing dwellinghouse, which is considered acceptable. This application proposes to use single ply membrane for the proposed flat roof, this is considered acceptable.
- 7.9 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 2011). 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

- 7.10 To the northern and eastern side of the application site are No.2 Erica Close and No.12 Marjoram Crescent. Due to proximity it has been considered important to assess the impacts upon these 2 properties. Due to the location and nature of the works, it is not considered that properties to the front of No.14 and to the west of No.14 would be unacceptably impacted by the works. The removal of the conservatory is considered acceptable with regards to neighbourly impacts, furthermore, due to its proposed location, fenestration and scale, and that it would part replace an existing side extension, the side extension aspect of the works are considered acceptable with regards to neighbourly impacts.

No.2 Erica Close

- 7.11 To the northern side of the application site is No.2 Erica Close. The rear extension would feature a minimum separation distance from No.2 Erica Close's curtilage of approximately 4.5 metres and a minimum separation distance from No.2 Erica Close's side elevation of approximately 6 metres, at this distance due to the proposed modest 2.5 metre height of the rear extension it would not have an unacceptable increase in

overshadowing and the sense of overbearing. Regarding overlooking concerns, fenestration changes on the eastern elevation, would face No.12 Marjoram Crescent and would not impact No.2 Erica Close. Proposed fenestration changes to western elevation would feature a window to serve a bathroom which on the plans is to be obscure, this would face boundary treatment and would acceptably impact No.2 Erica Close.

- 7.12 Officers consider that the impact upon No.2 Erica Close on its southern side elevation is important to assess from the impacts of the fenestrative changes to No.14 Marjoram Crescent's rear elevation. No.2 Erica Close features 4 windows. On the western side of the side elevation is a clear window, however this is screened by a fence, and the utility room fenestration which would face this window will be conditioned to be obscure if permission is forthcoming. Regarding this, this window is not considered to be unacceptably impacted by any changes to fenestration of the rear of No.14 Marjoram Crescent. To the eastern side of No.2 Erica Close's side elevation are two windows serving a conservatory and a bedroom, these windows are in close proximity to low level boundary treatment, however as the windows feature frosted obscure glass, changes to fenestration to the rear of No.14 Marjoram Crescent are considered to acceptably impact No.2 Erica Close. Towards the centre of the side elevation, there is one window serving a bedroom. The window features clear glass and is in close proximity to low level boundary treatment. At present the conservatory of No.14 Marjoram Crescent and the bedroom window of No.2 Erica Close would permit overlooking into one another. The rear extension would feature a similar level of fenestration to the existing conservatory which is heavily fenestrated on all sides and would face this bedroom window. In consideration of this, though it is noted that this fenestration for No.14 Marjoram Crescent, would be to serve a habitable room; a breakfast room, compared to a conservatory at present, regarding that the levels of fenestration would be very similar and that it is at ground floor level, that as materially, the issue of overlooking would not be increased by this proposal, that on balance this application can be seen to have an acceptable impact upon No.2 Erica Close.

No.12 Marjoram Crescent

- 7.13 To the eastern side of the application site is No.12 Marjoram Crescent. Regarding overlooking concerns, fenestration to the western elevation would not face No.12 and would have an acceptable impact, regarding fenestration on the rear northern elevation, it would at most permit oblique views of No.12's rear garden and is considered acceptable. Regarding fenestration on the eastern elevation there would be 3 windows to serve a bedroom, a bathroom and an ensuite; the ensuite being proposed to feature obscure glass, which will be conditioned if permission is forthcoming. These three windows would not materially increase overlooking over the existing two clear windows serving a study and a bathroom and are considered acceptable. Regarding overshadowing and overbearing concerns, though it is noted that the boundary treatment in close proximity to the extension is at present low-level. Officers consider that due to the very modest proposed height of the flat roof single-storey of approximately 2.5 metres and that the extension would only extend approximately 2 metres beyond the rear of No.12, and that furthermore, there are no windows towards the rear of the western elevation of No.12, officers consider that the impacts upon No.12 would be limited and acceptable.
- 7.14 Consequently, on balance it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and on balance 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.15 This application seeks to increase occupancy, from two to four bedrooms. This would require 3 parking spaces to accord with the Havant Parking SPD. This has been shown on the plans, and this proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011).

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00450

Subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

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.

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

PROPOSED FLOOR PLANS: Uploaded 12/6/24

PROPOSED ROOF PLAN: Uploaded 12/6/24

EXISTING AND PROPOSED FRONT AND SIDE ELEVATIONS: Uploaded 19/6/24

EXISTING FLOOR PLAN : Uploaded 19/6/24

BLOCK PLAN WITH PARKING: Uploaded 21/6/24

EXISTING AND PROPOSED REAR ELEVATION PLANS: Uploaded 20/6/24

LOCATION PLAN: Uploaded 21/6/24

Reason: - To ensure provision of a satisfactory development.

- 3 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.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window serving an ensuite on the eastern side elevation and the door and window serving a utility room on the rear elevation of the plans hereby approved shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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