
Site Address: 50 Morelands Road, Waterloooville, PO7 5PS
Proposal: Single storey rear extension following partial demolition of existing garage
Application Type: Full Planning Permission
Application No: APP/23/00361 Expiry Date: 10/07/2023
Applicant:
Agent: Richard Williams Case Officer: Ikrame Essalih
JLRW Architecture
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 50 Morelands Road, Widley, Waterloooville is a semi-detached bungalow located at the northern side of Morelands road and constructed in bricks and a hipped roof with brown tiles and a tall chimney on the front main elevation.
- 1.2 The property is set back from the main road by a front area with a hardstand defined by a low front boundary brick wall, and a driveway on the west side leading to an existing and currently unused garage to the rear and allowing for tandem parking spaces. The rear garden is of an appropriate size containing grassed and paved areas, a decking to the rear end, and sitting on a slightly sloped ground towards the south, while the rear boundary treatment is mix of wooden panels and a brick wall on the west side boundary.
- 1.3 The surrounding area is residential in character with a mix of detached and semi-detached bungalows of different styles and designs. It is noted that many neighbouring properties have large rear extensions with flat and pitched roofs.

2 Planning History

None relevant.

3 Proposal

The proposal consists of the erection of single storey pitched roof rear extension of 2.6 metres eaves height, following the partial demolition of an existing rear side garage.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received.

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Officer comment: An informative is attached to the decision notice.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The planning application shows the existing garage is to be removed and it is to this we are giving our comment as the west wall of the garage is a (redacted) wall, as shown on the deeds of our property. The removal of the (redacted) wall, unless re-instated to a similar height, will have an impact on our privacy. This is because the (redacted) wall (which forms part of the garage) extends 5.5 metres along the west side of our back garden and provides privacy for both parties. Our property also sits lower than the property for which the planning application has been made. The plans submitted do not show if this (redacted) wall is to be rebuilt and if it is to what height. The (Redacted) wall is currently of single brick construction and would be unstable if the rest of the structure is removed. Therefore, a new (redacted) wall will have to be rebuilt as a double wall with pillars to provide adequate stability.	Comment addressed in Planning Considerations section.

Although the removal and reinstatement of the wall is covered by the (redacted) wall act 1996, and requires our agreement before removing, it might be beneficial for both parties to have this included on the plans.	
They new plan seems to have raised the height of the roof, while I feel we would lose some light into conservatory and outside area this would be even more so and would be a lot darker especially in autumn and winter months.	Comment addressed in Planning Considerations section.

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 matters

(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 proposed works consists of the partial demolition of an existing garage to the rear west side of the property and the construction of a single storey rear extension with a shallow pitched roof to the edges of the extension. The proposed extension would have a depth of 7 metres with the northeast walls edge chamfered at 6.3 metres on east wall and 7.34 metres on north wall, and would have a total width of approximately 8 metres including the rear part and the side section of the new build extending out from the west side elevation by approximately 1.65 metres. All elevations would be constructed in brickwork with a shallow pitch roof in concrete roof tiles to reduce the visual impact on the adjacent properties and match the existing eaves height. The proposed materials for the walls and roof would be matching the existing ones in the property. These works are considered to be in keeping with the character of the main dwellinghouse.

- 7.4 The extension would have two high windows on the west side elevation serving the home office and lounge, two high windows on the east side elevation serving the dining area and kitchen, and would have a window and glass door to the north side elevation facing the rear garden in addition to four rooflights serving the hallway and new central W.C. This design is considered to be of an acceptable appearance providing an extension which is subservient in appearance and height, albeit resulting in a significant increase of the original footprint. It is concluded that considering the remaining depth of the rear garden being of approximately 15 metres and the original house being a bungalow with a rear detached garage, the proposed development would be appropriate vis-à-vis the built-to-unbuilt ratio of the plot and the character of the neighbourhood.
- 7.5 It is noted that similar works have been conducted on neighbouring properties, thus rear extensions, typically large ones, could be considered as part of the character of the neighbourhood. Therefore, it is deemed that the proposed works would not be out of context of the surrounding area.
- 7.6 The proposed extension would be located at the rear with a low pitch shallow roof, thus mainly screened by the existing dwellinghouse with the exception of the side section, providing the new entrance to the house, which would be visible from a couple of vantage points within the streetscene. However, considering the large set back distance from the building front line, that part of the extension would be enclosed and the visual effect would not be materially different from the existing one of the garage's door located at the same plan level. Therefore, the proposal is deemed acceptable and would not result in a detrimental impact to the streetscene and the character of the area.
- 7.7 The design, mass and appearance of the proposed extension is deemed appropriate, in the context of the main building and the character of the area 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 streetscene and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 The proposed extension would be located at the rear of the property, thus mainly screened from the public realm and properties at the front except for the side section to the west. However, it is considered that neighbouring properties on the opposite side of the application site are located at a sufficient distance to not receive any harmful impact resulting from the proposed development.
- 7.9 To the west side, the property at No.52 is sited on a lower ground level compared to the application site. Currently, the existing garage forms a part of the boundary brick wall separating the two properties. However, further to a discussion with the agent and applicants, amendments have been submitted where plans show that the west garage wall would be retained and reinforced and would not be part of the proposal, thus would not be detrimental to the privacy or wellbeing of the neighbours on this side.

- 7.10 Furthermore, the proposed windows on the west side elevation of the extension would have a cill height of 1.7 metres above finished floor level to avoid potential overlooking and be screened by the existing fence of approximately 2 metres. Additionally, considering that the proposed extension would be set back from the boundary wall by approximately 1.5 metres with the amendments of the roof style from flat to shallow pitch, the visual impact and overshadowing would be significantly minimised to marginal on the neighbouring rear garden. Consequently, the proposal is deemed appropriate and would not result in an adverse impact on the adjacent property on this side.
- 7.11 On the east side of the application site, the property at No.48 is the closest to the proposal. The rear extension would be located at approximately 300 mm from the common boundary line which is the same separating distance of the adjacent properties existing conservatory resulting in 600 mm wall-to-wall separating distance between the extension and the existing conservatory. However, considering the chamfering of the side wall at 6.3 metres at a point close to the 45 degrees line guidance, the existing fence of approximately 2.1 metres and the height of the proposed rear extension, it is considered that the impact would be limited and therefore acceptable.
- 7.12 Although it is acknowledged that the proposal would result in some degree of overshadowing to the adjacent property rear garden and conservatory due to the chamfered corner going very slightly beyond the 45 degree line guidance drawn to the centre of the closest neighbouring window to the rear by approximately 0.5 metres as showing in the floor plans, the amendments of the proposed roof from flat with 1.75% roof pitch to pitched with 3.5% roof pitch would result in a reduction of the overshadowing and overbearing impacts by moving the rear wall and roof further from the boundary line thus minimising the impact on the view and daylight to the adjacent property's conservatory. Therefore, it is considered that the impact is on balance acceptable considering the existing boundary fence and the orientation of the properties.
- 7.13 Additionally, the proposed windows on the east side elevation are positioned with a cill height at 1.7 metres above finished floor level and screened by the existing fence, thus would not result in the loss of privacy or overlooking. Consequently, it is considered that the proposal would result in a minimal and acceptable impact on the neighbouring property on the east side.
- 7.14 To the rear of the property, the existing wooden panels fencing combined with the tall trees and mature hedges would provide a screen to the new rear extension. It is considered that the neighbouring properties on this side are sufficiently distant and screened to receive any harmful impact from the proposed development.
- 7.15 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking, loss of privacy or overshadowing and would have limited and acceptable impact on the residential amenity of the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iv) Parking matters

- 7.16 The proposal would result in the removal of the existing garage thus the loss of one parking space. The property currently benefits from 2 bedrooms. The internal works would result in the conception of a third bedroom and a home office/ study contained in the proposed rear extension; thus, three parking spaces would be required. On the west side and front of the property, the existing driveway is of adequate size and would allow for three car parking spaces. Therefore, the existing provision of parking spaces is meeting the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of Havant Borough Local Plan Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is allowable in principle. The scale, amount and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the streetscene and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00361, 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:

23016 100 REV A	Amended Location and Block Plans
23016 101 REV B	Amended Existing and Proposed Plans
23016 102 REV B	Amended Proposed Side Elevations and Boundary Relationships

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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 The proposed high level windows in the extension hereby approved on the east and west side elevations and serving the home office, lounge/ dining and kitchen areas shall be provided with a minimum cill height of 1.7m from finished floor level and retained as such thereafter.

Reason: In the interests of the residential amenity of the adjoining property preventing overlooking and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.