
Site Address:	9 Greenacre Gardens, Waterloooville, PO7 5HG		
Proposal:	Proposed rear single storey extension, loft conversion with dormer to rear; replacement garage.		
Application No:	APP/20/01216	Expiry Date:	11/02/2021
Applicant:	Mrs Mosley		
Agent:	Mr Jay	Case Officer:	Jane Burton
	The Planning Service		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Greenacre Gardens is a two storey semi-detached property which is tile hung at first floor level with a concrete tiled cat slide roof. The property has a rear conservatory, and a detached garage and parking/hardstanding to the side. The property is at located at the end of the cul-de-sac of Greenacre Gardens. The surrounding dwellings are of a similar age/design.

2 Planning History

04/69743/000 - Conservatory to rear., PERM,16/09/2004

3 Proposal

The proposal consists of a single storey flat roofed rear extension (varying between approximately 8m and 10m depth from the rear of the house), approximately 3.7m in height (including parapet wall) following the removal of the existing rear conservatory; a hip to gable extension and addition of a rear roof dormer; replacement of the existing garage with a pitched roofed garage building (approximately 7.6m depth and a height of 2.6m to the eaves and 4.2m to the ridge).

The submitted plans indicates that the proposed rear extension would be constructed of clay brick stock to match the existing including upper painted bricks. The proposed materials would be grey wall tiles to the dormer and gable end and roof tiles to match the existing. The proposed garage would be constructed of clay brick stock to match existing including upper painted bricks, with roof tiles to match the existing dwelling.

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)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments were received

Councillor Husky Patel

No comments were received

Councillor Ms C Howard - Purbrook Ward

No comments were 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: 3

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

- (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 rear extension is large in size and depth. Whilst this size may usually be seen as excessive, in this case the extension would be adjacent to an existing long rear extension at no.10 Greenacre Gardens and an appropriate size and depth of amenity space would remain at the property. Overall the proposal is not considered to result in unacceptable harm at the rear of the property, and there would be limited impact on the street scene of the parts visible to the side given the single storey height and position of the property in the street. The proposed hip to gable extension to accommodate the loft conversion would alter the property compared to others in the street, but overall not considered to result in significant harm that would warrant the refusal of the application. The proposal for a rear roof dormer would also have a limited impact on the street scene. The proposed garage is larger than the existing and would be visible in longer views in the street, however, overall it is not considered that the proposal would be unacceptably prominent or over dominant due to the set back in the site.
- 7.4 Overall, the design and appearance of the proposal is not considered to result in unacceptable harm to the street scene or character of the area having regard to Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.4 No.10 Greenacre Gardens is the adjacent property to the south.
The proposed extension would not extend beyond the depth of the existing rear extension at no.10 Greenacre Gardens, and would be single storey in height. The rear roof dormer would result in some change to the existing situation, but not considered to result in an unacceptable overlooking/loss of privacy. Overall the proposal is not considered to result in an unacceptable impact on the amenities of no.10 Greenacre Gardens.

No. 8 Greenacre Gardens is the adjacent property to the north.

The proposed garage would be adjacent to the boundary with no.8 Greenacre Gardens. Whilst the proposed structure would be higher than the existing, given the position adjacent to a garage/outbuilding at no.8 the proposal is not considered to have an unacceptable impact.

Given the sufficient depth of garden and relationship with dwellings to the rear, the proposed rear roof dormer is not considered to result in unacceptable loss of privacy to properties to the rear.

- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on street scene, and the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01216 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:

P001 (Proposed Location and Block Plans)
P002 (Proposed Elevations)
P003 (Proposed Detailed Front and Rear Elevations)
P004 (Proposed Detailed Side North Elevation)
P005 (Proposed Front Perspectives)
P006 (Proposed Rear Perspectives)
P007 (Proposed Floor Plans)
P008 (Proposed Ground Floor Plan)
P009 (Proposed First and Second Floor Plans)
P010 (Proposed Cross Sections A & B)
P011 (Roof Plan & Cross Section C)
P012 (Proposed Garage Plan)

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 The garage/outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any habitation, business, commercial or industrial purposes.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework