
Site Address:	28 Margaret Close, Waterlooville, PO7 6BD		
Proposal:	Single storey rear extension and front dormer.		
Application No:	APP/19/00176	Expiry Date:	12/04/2019
Applicant:	Mrs Lax		
Agent:	Mr C Mallen	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

28 Margaret Close, Waterlooville is a semi detached bungalow constructed of brick with white pebble dash render and a hung tiled roof. The boundary treatment to the rear and sides consist of approximately 1.8m high Close boarded wooden fencing. The property already benefits from a single storey rear extension which would be replaced by the proposal.

The front of the property is open plan with shingle used for the parking of vehicles.

The area is characterised by similar properties many of which have constructed full length dormer windows to their property.

2 Planning History

None

3 Proposal

Single storey rear extension and front dormer.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 4

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

7.3 There are a number of properties within the streetscene of Margaret Close (No's 10 & 12) that have been extended previously with front dormers similar to the proposal. On this basis, a precedent has been set within the immediate locality for this type of extension to the roof.

7.4 Whilst the proposal would be visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposal is considered to reflect the existing character of the streetscene and therefore accords with the principles and objectives of Policy CS16 of the HBLP (Core Strategy). It is important to note that the rear dormer shown on the proposed plans does not form part of this application and is being constructed under Permitted Development.

7.5 The single storey rear extension would not be visible from the public realm and therefore it is not considered that this aspect of the proposal would result in any detrimental impact on the visual amenity of the locality. Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main dwellinghouse and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.6 Considering other residential properties nearby have inserted dormers to both the front and rear of the property, the additional potential overlooking from the proposed front dormer would not be considered to be significant in an established area. As discussed above, the rear dormer shown on the proposed plans do not form part of this application and are being constructed under Permitted Development.

7.7 The proposed extension will protrude further approximately 2.7 metres from the existing extension which is to be demolished. This would have a slight impact on the evening light of No. 37, however it is noted that no objections have been received in relation to

this application and therefore the extension could have been constructed under the current Prior Notification Rear Extensions process. Therefore it is not considered appropriate to refuse the application on loss of light.

- 7.8 Due to the orientation of No. 24 the proposed extension would have no impact on this property. There is to be a window installed at 1st floor level within the west elevation which would cause overlooking of No. 26 therefore a condition has been placed for this window to be obscure glazed and fixed shut. This would alleviate the overlooking concern of this window.
- 7.9 The properties to the rear will have a distance of approximately 8 from their boundary to the extension and approximately 14 metres away from the property to the extension, therefore any impact on these neighbouring properties would be negligible.
- 7.10 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 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.
- 7.11 (iv) Parking

Having reviewed the details submitted as part of this application, the site layout plan submitted to the Council showing the proposed 3No. parking spaces to be provided to the front of the property which appears to be in accordance with Havant Borough Councils Adopted Parking Standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on 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/19/00176 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 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.

- 3 The window at or above 1st floor level in the west elevation of the building shall:-
(i) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;
ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2018.
- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site as shown on the parking plan received 15 February 2019 and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 15 February 2019
Location Plan - Received 15 February 2019
Block Plan - Received 15 February 2019
Parking Plan - Received 15 February 2019
Existing Elevations - Drawing No. 2254.18.2 - Received 15 February 2019
Proposed Floor Plans and Elevations - Drawing No. 2254.18 - Received 15 February 2019
Reason: - To ensure provision of a satisfactory development.