
Site Address:	7 Margaret Close, Waterlooville, PO7 6BD		
Proposal:	Single storey rear extension with lantern skylight.		
Application No:	APP/18/00106	Expiry Date:	23/03/2018
Applicant:	Ms Tribe		
Agent:	Mr Jordan	Case Officer:	Emma Chisnall
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 7 is a detached bungalow situated to the north end of Margaret Close in Waterlooville, Havant. The dwellinghouse is situated in a generous plot size and is constructed of facing brickwork and concrete tiles. To the front the amenity space is adequate in size and hard-surfaced with a driveway that runs the length of the dwellinghouse to the north in order to accommodate three cars onsite. A detached garage is in place to the north side of the dwellinghouse towards the rear. The remaining front amenity space is open and viewable from the public realm.
- 1.2 To the rear the amenity space is generous in size, laid as lawn and surrounded by an adequate curtilage boundary which is constructed of 2m timber panels.

2 Planning History

None

3 Proposal

Single storey rear extension with lantern skylight.

4 Policy Considerations

National Planning Policy Framework 2012

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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 works proposed to No 7 shall be positioned to the rear of the dwellinghouse and shall be completely screened from the public realm therefore protecting the character and appearance of the area from the streetscene of Margaret Close. Matching materials are proposed to be used which shall ensure the development looks in keeping to No 7. The works are proposed to be in line with the side elevation to the south and rear elevation to the east which combined with the proposed single storey height and flat roof is considered to produce a development with a modest mass and bulk which achieves a subservient appearance on No 7. The works are therefore considered to result in a limited and acceptable impact on the character and appearance of the area.

- 7.4 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). 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

- 7.5 The dwellings that have the potential to be impacted as a result of the proposed works are the neighbouring dwellings adjacent No 5 and No 9 Margaret Close. However due to the position of the proposed development being to the south of No 5 and that the works shall be screened by the existing dwellinghouse already in place, No 7, the impact caused to No 5 is considered to be negligible and acceptable.
- 7.6 The works are proposed to be in line with the side and rear elevation of No 7 which would retain a separation distance of approximately 6m between the neighbouring dwellings No 7 and No 9 Margaret Close. This separation complies with the Boroughs Design Guide when it comes to acceptable distances between single storey development and neighbouring dwellings and is therefore considered to be acceptable. From being to the north of No 9 and coupled with the modest size of the proposed extension alongside the flat roof that is proposed, light levels reaching No 9 are considered to be protected as a result. Although windows are proposed along the south side elevation of the development the screening in place from the timber panels between the neighbouring dwellings is considered to be sufficient in order to create a limited and acceptable impact. It is noted that the garage of No 9 is also positioned along the north boundary with No 7 which would create additional screening between the development and neighbouring dwellinghouse.
- 7.7 Consequently, it is considered that the proposal is unlikely to 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.

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/18/00106 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:

Location Plan: Reference Number TQRQM18025125653407

Site Plan/Block Plan: Reference Number TQRQM18025125228952

Proposed Location Plan: Drawing No 001

Existing and Proposed Floor Plan: Drawing No 002

Existing and Proposed Right Elevation Plan: Drawing No 005

Existing and Proposed Left Elevation Plan: Drawing No 004

Existing and Proposed Front and Rear Elevations Plan: Drawing No 003

Proposed 3D-1 View Plan: Drawing No 007

Proposed 3D-2 View Plan: Drawing No 009

Proposed 3D-3 View Plan: Drawing No 011

Proposed 3D-4 View Plan: Drawing No 013

Proposed 3D-5 View Plan: Drawing No 014

Proposed 3D-6 View Plan: Drawing No 015

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.