
Site Address:	25 Marjoram Crescent, Waterlooville, PO8 9BD		
Proposal:	Single storey front extension.		
Application No:	APP/17/01336	Expiry Date:	13/02/2018
Applicant:	Mrs H Shea		
Agent:	Mr D P Manns	Case Officer:	Karen Wooden
	D M Designs		
Ward:	Cowplain		
Site Visit Date:	31/01/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with brick elevations and a hung tiled roof. There is tarmac to the front and side of the property, providing off road parking for several vehicles. An open sided car port is attached to the integral garage.
- 1.2 Marjoram Crescent consists of a mix of one and two storey detached, semi detached and terrace properties of varying styles and designs. The properties within close proximity of the application site are detached bungalows have a similar front building line, however they do vary in design.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Removal of car port and construction of a single storey front extension.

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)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

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

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a. Adequate soakaway or infiltration system

- b. Water course
- c. Where neither of the above is practicable sewer

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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 proposed front extension will extend 3.5m north front the front of the existing garage door. Due to the staggered building line of the property, the extended wall will be set approximately 2.7m back from the most northern elevation, and will be in excess of 10m back from the highway. The materials to be used in the construction of the extension are to be similar to those used on the existing dwelling, reducing the impact that the extension would have on the host dwelling. It is considered that the proposal will be a visual improvement to the existing car port.

7.5 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

- 7.6 Due to the proposed siting of the extension on the eastern it is not considered that it would have any impact on the occupiers of the properties to the north, south or west.
- 7.7 Currently the front door of the application site faces towards the property to the east (23 Marjoram Crescent). The proposal includes the relocation of the front door to the northern elevation, the addition of a side door to provide access to the property via the Utility Room, and the blocking up of the existing kitchen window.
- 7.8 The proposed extension will be sited approximately 2m from the garage of No. 23 Marjoram Crescent, and will be in excess of 5m from the main house. The front door of this neighbouring property is located on the western elevation, facing the application site. All other windows are sited on the northern, southern and western elevations.
- 7.9 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.

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/17/01336 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 - received 15.12.17
Block plan - received 15.12.17
Existing and proposed plan - received 15.12.17

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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