
Site Address:	2 Magnolia Way, Waterloooville, PO8 9BH		
Proposal:	Two storey side extension and single storey rear extension, new first floor window to front elevation		
Application No:	APP/17/00981	Expiry Date:	06/11/2017
Applicant:	Mr & Mrs Pettit		
Agent:	Mr Jenkins	Case Officer:	Harriet Pitney
	Coast Architecture Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi-detached, residential dwellinghouse located on the western side of Magnolia Way, comprising elevations of brick construction (partially tile hung at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway and garden area which provides offroad parking provision for 3 vehicles as well as access to the existing detached single storey garage located to the rear.

The rear garden of the application site is primarily laid to lawn (with a dedicated patio area) and is enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age and style albeit slightly varied in terms of their design.

2 Planning History

APP/10/00600 - Construction of 1No. 3 bed detached house. , WD,10/11/2010

3 Proposal

This application is for the erection of a two storey extension to the side of 2 Magnolia Way and a single storey extension to the rear, incorporating a new first floor window to the front elevation.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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

Summary: No representations received

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
- (v) Source protection zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 By virtue of its position to the side (north-east) elevation of the main dwellinghouse, the proposed two storey extension would be readily visible from the public domain and streetscene of Magnolia Way. For extensions such as this, Havant Borough Council's Design Guidance advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends that two storey extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely

affected.

- 7.4 Whilst the proposal has been designed so that it is set back 1 metre from the north-east boundary, the application site does currently benefit from approximately 5 metres of space to the side of the main dwellinghouse which is currently utilised as a front driveway and it is noted that the distance between the north-east elevation of the extension and the southern elevation of the neighbouring property would be approximately 10 metres away. It is therefore judged that the extension would not appear cramped in relation to the neighbouring property to the north or the existing streetscene.
- 7.5 In this particular case, it is considered that there would be no merit in reducing the height of the ridge, however it is acknowledged that the extension has been designed so that it is set back from the main building line. The extension is judged to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.
- 7.6 The proposed single storey extension to the rear would not be readily visible from the public realm or streetscene of Magnolia Way. However, it is considered that the size, scale and design of the proposed rear extension is deemed appropriate in context with the main building and respects the existing built form.
- 7.7 The design and appearance of the proposal as a whole is therefore deemed to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The properties which are most likely to be directly affected by the proposed two storey extension would be those to the north-east of the application site. Havant Borough Councils Design Guidance specifies that where a dwelling faces a blank gable, 10 metres separation distance is required in order to maintain a reasonable relationship between the neighbouring properties. It is therefore important to acknowledge that at two storey height a separation distance of approximately 12.5 metres is maintained from the north-east elevation of the proposed extension and the south elevation of the original wall of the adjacent neighbouring property (No.16 Elderberry Way). It was noted at the time of the officer site visit that this property does benefit from a single storey conservatory at ground floor level which reduces this separation distance to approximately 10 metres, however this remains in compliance with Havant Borough Councils Design Guidance.
- 7.5 There are no windows proposed within the north-east elevation of the proposed two storey extension and in order to mitigate the potential loss of privacy and/or overlooking were a window to be installed within this elevation at a later date, a condition has been recommended which specifies that no windows shall be installed within this elevation without the prior approval of the Local Planning Authority. On this basis, it is not considered that the proposed two storey extension would result in any significant loss of light, privacy, outlook or appear overbearing to the properties to the north-east of the application site.
- 7.6 In terms of the proposed single storey extension to the rear, it is important to acknowledge that the adjacent neighbouring property (No. 4 Magnolia Way) currently

benefits from a single storey extension to the rear which extends approximately 3 metres from the rear wall of the original dwellinghouse. Furthermore, the application site currently benefits from a single storey conservatory to the rear which extends approximately 2.5 metres from the rear wall of the original dwelling. On this basis, the proposed single storey extension to the rear would not extend beyond the adjacent neighbours extension with only a marginal increase to the width in comparison to what currently exists on the site.

- 7.10 On this basis, it is not considered that the proposed single storey extension to the rear would result in any additional loss of light, privacy, outlook or appear overbearing to No.4 Magnolia Way or any of the other surrounding residential properties.
- 7.11 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.12 It is noted that no letters of objection were received in relation to this application.

(iv) Parking

- 7.13 The proposed two storey extension would result in the provision of an additional bedroom totaling 4 bedrooms associated with the property. On this basis and in accordance with Havant Borough Councils Adopted Parking Standards, three offroad parking spaces would be required to facilitate the development. The proposed plans submitted (Drawing No: 101) demonstrates that offroad parking provision for three vehicles can be accommodated within the curtilage of the property and on this basis the proposal would meet the requirements of Havant Borough Councils Adopted Parking Standards.

(v) Source Protection Zone

- 7.14 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, character and appearance of the area, 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/17/00981 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 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the north east elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 4 No additional windows shall be installed within the north-east elevation of the two storey extension hereby permitted without the prior written approval of the Local Planning Authority.

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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 7th September 2017

Existing floor plans, elevations and block plan (Drawing No: 001)- received 7th September 2017

Proposed floor plans, elevations and block plan (Drawing No: 101)- received 11th September 2017

Reason: - To ensure provision of a satisfactory development.