
Site Address: 9 Morelands Road, Waterlooville, PO7 5PT
Proposal: Construction of single storey rear extension with flat roof and roof lights following demolition of existing conservatory.
Application Type: Full Planning Permission
Application No: APP/24/00288 Expiry Date: 11/06/2024
Applicant: Mr Turner
Agent: Mrs Taylor Case Officer: Robert Riley
 Thorns Young Architectural
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a modest single storey detached bungalow, located in Widley. The application site features a front and rear garden, a driveway to the side of the dwelling and a conservatory at the rear of the dwellinghouse. The application site comprises of brickwork to form its external walls and brown concrete tiles in a pitched and hipped roof design.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the road featuring bungalows with brickwork in evidence.

2 Planning History

No relevant planning history.

3 Proposal

- 3.1 There are 3 elements to the proposal to the application site:
- Construction of single storey flat roof rear extension with rear parapet and 3No rooflights with an approximate maximum height of 3 metres (approximately 3.4 metres including maximum height at the parapet and rooflights) an approximate depth of 3 metres and an approximate width of 7.6 metres following the demolition of the existing conservatory.
 - Removal of chimney
 - Extension of 2 metre fencing.

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

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comments received

Councillor Ms C Diamond - Purbrook Ward

No comments received

Councillor Ryan Brent

No comments 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: 10

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 This application proposes 3 elements; being the construction of a single storey flat roof rear extension with a rear parapet and 3No. rooflights following the demolition of the existing conservatory, the removal of the dwellinghouse's chimney and the extension of 2 metre fencing.

Character upon the dwelling and upon the streetscene

- 7.4 The extension of 2 metre fencing to the side of the dwelling and the removal of the chimney would be readily visible upon the streetscene, but are considered to be acceptable regarding the dwelling and the streetscene and both would represent permitted development. The rear extension would not be readily visible on the streetscene, would feature the same width as the existing conservatory and rear elevation, and would feature a relatively limited height and depth increase. Regarding that the spatial dimensions of the rear extension are similar to the existing conservatory, and that it would still appear modest and subservient upon the dwelling, it is considered that this rear extension would be in keeping with the main dwelling and therefore acceptable.

Materials

- 7.5 The proposal seeks to use brickwork for the external walls of the rear extension and in an email uploaded on 9/7/24 solar reflective chippings on felt were to be used for the construction of the roof, these materials are considered to be in keeping with the existing dwelling and are considered acceptable.
- 7.6 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

- 7.7 The proposal to remove the chimney would be acceptable regarding neighbourly impact. Furthermore the additional fencing, would be able to be built under permitted development rights due to the confirmation of the height and would only impact the driveway of No.7 and is not a part of a consideration as part of this application. Due to the scale, location and nature of the proposed works, properties to the rear and front are considered to be acceptably impacted by the works.

No.11 Morelands Road

- 7.8 No.11 Morelands Road to the west of the application site, due to the rear extension being of a similar scale to the conservatory, that it would remove fenestration facing No.11 and due to the extensions set off to the boundary, its proposed modest height increase that would be partly shielded by boundary treatment, No.11 is considered to be acceptably impacted.

No.7 Morelands Road

- 7.8 To the east of the application site is No.7 Morelands Road. Regarding overshadowing and the sense of overbearing, it is noted that this rear extension is of a similar scale to the existing conservatory and the increased scale is considered limited and acceptable and would mainly impact No.7's driveway which is acceptable. Regarding the potential for overlooking, this proposal in the superseded plans proposed 2 windows (one to the existing wall) which would both permit ground floor views of No.7's kitchen. Regarding these overlooking concerns, the agent amended the plans to propose further 2 metre fencing which would reduce any potential overlooking of No.7's kitchen. Regarding this, this fence will be conditioned if permission is forthcoming which has been agreed by the agent in an email uploaded 9/7/24 and therefore it is considered that this proposal would have an acceptable impact regarding overlooking in light of this additional 2 metre fencing and a condition ensuring it.
- 7.9 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00288 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:

BLOCK PLAN PROPOSED: Uploaded 16/4/24
LOCATION PLAN: Uploaded 16/4/24
EXISTING AND PROPOSED FLOOR PLAN AND ELEVATIONS Drawing
Number: 8069 · 24 · 1 Revision C: Uploaded 4/7/24
Agent email *Roof Material* dated 12th June 2024

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and email dated 12th June 2024 named roof material uploaded on 9/7/24 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 Prior to the installation of the proposed east facing windows a section of two metre high fencing separating the application site and the neighbouring property at No.7 Morelands Road shall be erected / provided as shown on drawing No. 8069.24.1 Rev C. The fence shall thereafter be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential amenities of the adjoining property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.