
Site Address:	6 Marlborough Park, Havant, PO9 2PP		
Proposal:	Two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00208	Expiry Date:	20/05/2024
Applicant:	Mr Walker		
Agent:		Case Officer:	Bethany Crowther
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached two storey dwellinghouse to the south east of Marlborough Park. The property is set back from the highway and has a hardstanding area to the front of the site. The elevations contain brickwork and white render with a pitched roof with concrete tiles.
- 1.2 The surrounding area is residential in character consisting mainly of two storey detached dwellinghouses of varying design.

2 Planning History

No relevant planning history.

3 Proposal

Two storey side 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)

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 Gillian Harris

No comments received.

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

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 The proposed two storey extension would be sited on the south elevation of the dwellinghouse and would have a width of approximately 2.2 metres, a length of approximately 4.6 metres and a maximum height of approximately 6.3 metres. The proposed extension would replace the existing single storey porch area. On the ground floor, the proposed extension would facilitate a shower room and a utility room. On the first floor, the proposed extension would facilitate a bedroom. The proposed extension would be set back from the principal elevation and have a ridge height lower than the host dwellinghouse. The design of the two storey side extension is considered to comply with the criteria set out in the Council's Design Guide SPD.

- 7.4 The proposed extension would contain facing brickwork and concrete tiles to match the host dwellinghouse. The proposed extension would be largely screened from the street scene due to the orientation of the site and with it being set back from the highway. It is therefore considered that the proposal would not lead to any harmful impacts to the character of the area.
- 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 To the south of the property is no. 29 Blenheim Gardens. The property is sited at an angle to the neighbouring property with an approximate 12.5 metre separation distance between the proposed extension and the rear of the neighbouring property. There are no proposed windows on the first floor of the south elevation. Due to the orientation and scale of the proposed development, it is considered that the proposal would not lead to a loss of privacy, outlook or light to the neighbouring property.
- 7.7 To the east of the site are the rear gardens of Blenheim Gardens. There is one proposed roof light on the rear elevation at the application site, however it is considered that due to the siting and orientation of the proposed two storey extension, there would not be any unacceptable impacts in terms of loss of privacy, outlook or light to any of the properties to the east.
- 7.8 To the west of the site is no. 7 Marlborough Park. There is one proposed first floor window on the front elevation at the application site. On a site visit to the neighbouring property, it was observed that on the eastern elevation of no. 7 there is an obscured glazed window serving a bathroom on the ground floor, a side entrance door and one obscure glazed window serving a landing area on the first floor. It is considered that the proposed front window would not lead to any harmful impacts in terms of loss of privacy to any of the windows on the east elevation. To the rear of the property there are two first floor windows and one ground floor window and one door. When assessing the impacts of the proposal from the first floor window nearest the application site, it was considered that the proposed front window would be at an angle to the rear of the neighbouring property, with any potential loss of privacy at very limited points, predominantly when stood directly at the rear window. It was also observed that the plots within Marlborough Park and Blenheim Gardens have a mutual overlooking due to the compact nature of the rear gardens and plot sizes. It is overall considered that on balance, there would not be an unacceptable degree of loss of privacy to the neighbouring property. Due to the orientation of the two storey side extension, it is considered that there would not be any unacceptable impacts in terms of loss of outlook or light to the neighbouring property.
- 7.9 The proposed development is considered to not lead to any harmful impacts to the neighbouring property north of the site in terms of loss of light, outlook or privacy.
- 7.10 Consequently, it is considered that the proposal will 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.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00208 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
BLOCK PLAN
PROPOSED PLANS ELEVATIONS AND SECTION

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.