

---

Site Address: 5 Magnolia Way, Waterloooville, PO8 9BH  
Proposal: Proposed porch to front entrance. Single storey rear extension. Single storey side extension comprising of replacement garage and utility/office space. Loft conversion with side dormers  
Application Type: Full Planning Permission  
Application No: APP/22/00306                      Expiry Date: 14/06/2022  
Applicant: Mr Perry Groves  
Agent: Mr Richard Williams                      Case Officer: Joseph Toole  
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

5 Magnolia Way, Waterloooville, is a detached chalet bungalow located to the south east side of Magnolia Way. The chalet bungalow comprises of brickwork, tile hanging and concrete roof tiles. Vehicular access is from Magnolia Way with parking to the side.

The property is located within a residential area with some properties of similar style and design and others differing.

## **2 Planning History**

APP/22/00264 - Prior notification for single storey development extending 0.10 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 0.10 metres and an eaves height of 0.10 metres., UNK,

APP/22/00268 - Application for Certificate of Lawfulness relating to proposed porch to front entrance. Single storey rear extension. Single storey side extension comprising of replacement garage and utility/office space., WD,14/04/2022

## **3 Proposal**

The proposed development would involve a porch to the front with a width of approximately 3.1 metres, a depth of approximately 2.4 metres and a pitched roof having a maximum height of approximately 3.4 metres. There would be a single storey side extension replacing the existing garage and utility/office space. The proposed side extension would be used as a garage and office space with a width of approximately 3.5 metres, a depth of approximately 10.3 metres and a flat roof with rooflights having a maximum height of approximately 3.1 metres. A single storey rear extension would be erected, being used as a play room and kitchen having a width of approximately 8.1 metres, a depth of approximately 3 metres and a flat roof with rooflights having a maximum height of approximately 3.1 metres. Furthermore, there would be a loft conversion with side dormers to provide 3 bedrooms, walk in wardrobe, bathroom and W/C. This would involve raising the roof by approximately 0.7 metres. The proposed side dormers would be the same size having a length of approximately 9.6 metres, a depth of approximately 3.3 metres and a height of approximately 1.8 metres.

#### **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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

#### **5 Statutory and Non Statutory Consultations**

**Councillor A Briggs - Cowplain**  
No Comment.

**Councillor D Keast - Cowplain**  
No Comment.

**Councillor Narinder Bains - Cowplain**  
No Comment.

#### **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

## **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) CIL

(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 works would have brickwork to match the existing, timber effect cladding and render with roof tiles colour to match existing and a single ply flat roof. These materials are considered to be appropriate to the main dwelling and character of the area.

7.4 The proposal would involve a number of works to the existing property. Concerns were raised with the size of the proposed dormers within the roof space. This resulted in amended plans being submitted with a reduction in the size of the dormers which was considered appropriate. It is considered the proposed works would only involve a small increase to the roof and is deemed to be inkeeping with the character of the area which have a number of dormers.

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 The proposal is not considered to have an adverse impact of any neighbouring properties to the front.

7.7 On the side facing No.3 Magnolia Way the proposed side extension would go along the shared boundary. There would be no side windows within the proposed side extension. It would be partly screened by the existing garage at No.3 and due to its modest height it is not considered to have an adverse impact upon the neighbouring occupiers. The proposed rear extension would be offset from the shared boundary by approximately 3.5 metres thus not considered to have a negative impact. At first floor level there would be 3 windows within the dormer serving 2 bedrooms and a landing. With regards to the bedroom furthest to the rear due to concerns with potential overlooking into No.3's private amenity space this window has been conditioned to be obscurely glazed and non opening below 1.7 metres floor height. It is worth noting this bedroom would have a clear window to the rear.

- 7.8 On the side facing No.7 Magnolia the proposed rear extension would have no side windows. Due to its flat roof design and modest depth it is not considered to have an adverse impact upon the neighbouring occupiers. At first floor level there would be 4 windows within the dormer serving a bedroom, bathroom, en suite and walk in wardrobe. These windows would face out onto the roof space of No.7 and not deemed to cause direct overlooking.
- 7.9 To the rear there would be bi-folding doors within the proposed rear extension and a door/window within the proposed side extension. These views would face out onto the rear garden and would be screened by the existing 1.8 metre high fencing thus not considered to cause harmful overlooking. At first floor level there would be two small windows serving bedrooms. This is considered to create views expected within a residential area.
- 7.10 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.

(iv) Parking

- 7.11 The proposed development would provide 4 bedrooms therefore 3 car parking spaces are required according to Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(v) CIL

- 7.12 The proposed development would be over 100 sqm therefore CIL liable. An exemption would be applied for.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00306

- 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 and Block Plan - 22011 100 REV B  
Existing and Proposed Floor Plans - 22011 101 REV B  
Proposed Elevations - 22011 103 REV C  
Proposed Street View - 22011 105 REV A

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the works hereby permitted the window in the first floor serving the bedroom furthest to the rear facing No.3 Magnolia Way shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in floor height 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.