
Site Address: 9 Margaret Close, Waterlooville, PO7 6BD
Proposal: Single storey rear extension, proposed front and rear dormers, construction of a pitched roof over the flat roof to garage.
Application Type: Full Planning Permission
Application No: APP/22/00262 Expiry Date: 06/06/2022
Applicant: Mrs V Campbell-Smith
Agent: Mr I Marshall Case Officer: Selina Donophy
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached bungalow located on the east side of Margaret Close, Waterlooville. This property has a pitched roof with cream render to the elevations. The dwelling is set back from the highway with a grass lawn to the front with a hard standing providing parking space. To the side is a detached garage.

2 Planning History

None relevant

3 Proposal

Single storey rear extension, proposed front and rear dormers, construction of a pitched roof over the flat roof to garage.

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)

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 Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Councillor Peter Wade

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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

- (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 proposal comprises dormers to the front and rear roof slopes as well as alterations to the garage roof and a single storey rear extension. This proposal has been amended following its initial submission following concerns raised by the case officer in regards to the non- subservient appearance of the proposed rear dormer. The rear dormer proposed has since been reduced in scale and set further up from the eaves with a window replacing the juliet balcony . It would have dimensions of approximately 5.2 metres width, 3 metres depth and 2.1 metres height with a flat roof and window to the rear. This would create a first floor rear bedroom. The dormer to the front roof slope would have dimensions of approximately 5.2 metres width, 2.3 metres depth and 1.65 metres height also with a flat roof. This would allow for a bathroom and bedroom towards the front of the first floor.
- 7.4 The proposal also includes the addition of a ground floor single storey extension. This would have a depth of approximately 4.7 metres, a width spanning the width of the existing dwelling and a height of 2.9 metres with a flat roof and raised lantern roof light. This would form an open plan kitchen/living area with a door and window to the rear elevation. It would also allow for the reconfiguration of the internal space with one bedroom now at ground floor level. Marley Cedral Weatherboard Cladding is proposed to the gable ends of the garage and the dormers- whilst matching tile would be preferable, there is a mix of materials used in the immediate area, including cladding and in this case this is considered acceptable. Other materials proposed include brickwork and roof tile to match existing. The garage roof would also be replaced with a pitched roof alongside changes to materials.
- 7.5 The proposed dormers are deemed to be acceptable in scale when considered within the context of the host dwelling and the character of the wider area where dormers are widely incorporated into the roof slopes of surrounding properties. The front dormer as proposed is more subservient in appearance than the rear dormer however it is noted the rear dormer would not be as prominently sited and would be set down from the roof ridge. Overall the dormers are deemed acceptable additions to the dwelling. The proposed rear extension would be a generous addition to the footprint however the design is considered to be generally subservient and over 10 metres rear garden space would be retained - the garage alterations also would be in keeping with Havant's Design Policy CS16.
- 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 To the north of the application site is no 7 Margaret Close. The garage is set away from the side elevation of no 7 by approximately 4 metres. Whilst there would be an increase in the bulk of the garage roof, the roof would slope away from no 7 and it is not deemed to result in harmful loss of light or overbearing impact to the windows at no 7.

- 7.8 To the south of the application site is the attached property, no 11 Margaret Close . The proposed extension would come level with the extension at no 11 and therefore this would not result in harmful overshadowing to this property. The rear dormer would have views down the garden rather than into private amenity spaces at no 11. The impact on this property is therefore considered to be acceptable.
- 7.9 To the rear of the site is a private road and nos 6-8 Marlowe Court . The rear dormer would not result in direct overlooking and would be separated by the length of the rear garden.
- 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 proposal would result in 3 bedrooms on site which would not require any further parking allocation.

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/22/00262 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:

Application form - materials uploaded on the 05.04.2022
Amended block plan uploaded on the 10.06.2022
02B Amended proposed plans
Location plan uploaded on the 12.04.2022

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.