
Site Address: 13 Marlborough Park, Havant, PO9 2PP
Proposal: Proposed single storey rear and side wrap around extension and canopy to rear
Application Type: Full Planning Permission
Application No: APP/22/00517 Expiry Date: 12/07/2022
Applicant: Mr Wilson
Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached property located on the west side of Marlborough Park . This property is constructed of brick and white render and has a barn hipped roof, with two small dormers situated on the front and rear roof slopes. To the front the property projects forward at single storey level, with a hipped roof. It has an attached garage on the south side of the plot with a hard standing and gravel area to the front of the property with parking space for three vehicles.

2 Planning History

APP/20/00187 - Proposed rear dormer., PERM,23/04/2020

3 Proposal

Proposed single storey rear and side wrap around extension and canopy to rear

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 Imogen Payter

No comment

Councillor Philip Munday - St Faiths

No comment

Councillor T Pike - St Faith's

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: 9

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 a single storey side and rear extension with a canopy to the rear. The extension would have a depth of approximately 2.5 metres from the rear elevation wall of the main dwelling. The canopy would extend approximately 1 metre beyond that supported by a post to the north side. The side extension would replace the existing garage and cat kennel which are located to the side of the dwelling. The rear extension would be set off the north (side) elevation wall by approximately 2.8 metres. The roof would have a height of approximately 3.6 metres however this would slope down towards the southern boundary. The side extension would have a monopitched roof with 4 rooflights, the roof overhanging towards the front to create a porch. The side extension would form a hall/ storage area with a new doorway to the front elevation, this would lead into an open plan kitchen towards the rear with a door to the rear elevation and the rear would form an open plan dining area with bi-fold doors to the rear elevation. The proposal would include some cladding to the porch with render and brickwork used for the remainder of the extension.
- 7.4 The extension would not result in a much increased foot print than existing due to the replacement of the garage to the side. The extension is considered to be subservient in both scale and design with the host dwelling and would comprise of materials generally matching the existing dwelling- the cladding to the front elevation is only to a small area and is not deemed to have a harmful impact on the streetscene. The remainder of the extensions would be located to the rear of the property and not highly visible from the public realm. The rear garden would retain over 10 metres in depth and is considered to be acceptable in size following the addition of the extensions.
- 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 application site is no 12 Marlborough Park. The proposed side extension would be raised in height slightly from existing however the main roof would be hipped away from no 12. No 12 is also set off the shared side boundary. Noting a small height increase, the impact of this is not considered to lead to unacceptable overbearing or overshadowing and therefore is deemed to be acceptable. There would be no windows in the side elevation except from the rooflights which would have no impact on amenity.
- 7.7 To the north/north west are nos 96a-98 Southleigh Road. The extension would be set off the side boundary and would be single storey height so whilst it would be visible, there is not deemed to be any resulting harmful material impact on these properties.
- 7.8 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

- 7.9 This proposal would not result in an increase in bedroom however it would result in the loss of the parking space in the garage. The driveway is large enough to accommodate the 2 parking spaces required for a 3 bedroom property and therefore the parking allocation has been met.

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/22/00517 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:

PL.589.22.01 Location plan
PL.589.22.02.A Existing and proposed floor plans
PL.589.22.04.A Proposed elevations

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.