
Site Address:	27 Morley Crescent, Waterloooville, PO8 8JG		
Proposal:	Side and rear extension.		
Application No:	APP/21/00561	Expiry Date:	07/07/2021
Applicant:	Mr T Coveva		
	Coveva Group		
Agent:	Mr M Taylor	Case Officer:	Selina Donophy
	Taylor Planning and Building		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Morley Crescent, Waterloooville. The site comprises a corner plot location on the junction between Forest Avenue and Morley Crescent. This property has a hipped roof in symmetry with the adjoining property which has been extended to the rear and has elevations formed from off white render.

2 Planning History

None relevant

3 Proposal

Side and rear 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)

Submission Version Havant Local Plan
E1* (High quality design)

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: 5

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) CIL
- (v) 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 two storey side extension and single storey side and rear extensions. This proposal has been amended following its submission due to case officer concerns in regards to the loss of open space at the junction which forms part

of the character of the area as Morley Crescent has retained an open aesthetic with properties spaced around the green area in the middle of the Crescent. In addition the proposal lacked subservience in appearance to the host property. The proposal has subsequently been amended with the first floor set back behind the front elevation by approximately 2.2 metres , with the ridge set down slightly below the main roof ridge. At ground floor level the building line would be set back by approximately 0.85 metres with a hipped roof.

- 7.4 The two storey extension would have a width of approximately 4.5 metres and would come level with the rear elevation wall. It would feature windows to the front, side and rear at first floor level, the front and side windows serving a bedroom and the rear window serving a bathroom. At ground floor level towards the front would be one window serving a utility room; also served by a door to the side elevation and window to a shower room to the rear of the utility room. To the rear of the property a single storey extension is proposed which would have dimensions of approximately 9.6 metres width, 3 metres depth and 2.8 metres height , forming a flat roof with two raised lantern rooflights. The extension would create an enlarged dining area and gym with two sets of doors to the rear elevation. A new set of doors would replace the existing lounge window. Proposed materials include render to match existing.
- 7.5 The proposed extensions would result in a reasonable addition to the footprint of the dwelling although this is judged to be accommodated within the plot size which is angular in shape and comprising over 20 metres of garden length to the rear. Whilst the extension would come close to the side of the plot at the corner, this has been softened by the set back at first floor level and therefore is deemed the open outlook of the junction would be retained. The extension would result in the loss of symmetry with the attached property, however the set back of the front facade again is considered to soften the appearance of this. The proposed materials would be in keeping with the host property and on balance the proposal is deemed to have an acceptable impact on the character of the area.
- 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 west of the application site is the adjoining property, no 25 Morley Crescent. This property has been extended at two storey and single storey level to the rear . The single storey rear extension proposed at no 27 would be set off the shared side boundary by approximately 2.8 metres and there are no windows on the side elevation of the extensions at no 25, therefore there would be no resulting overshadowing, overlooking or overbearing impact on no 25.
- 7.8 To the east of the application site is no 1 Morley Crescent which forms one part of the pair of properties on the other side of the junction. Both pairs of properties are sited at an angle to one another and the first floor bedroom window would not have direct views towards the rear garden of no 1 but rather back towards the green. The extensions are not judged to result in any harm to the amenity of no 1. The first floor rear bathroom window would not result in any additional views that could be of harm that are not already available from the existing first floor windows.
- 7.9 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) CIL

7.10 The additional floorspace does not exceed 100m² and therefore this is not CIL liable.

(v) Parking

7.11 This proposal would result in 1 additional bedroom with a total of 4 bedrooms and therefore 3 parking spaces would be required on site. A parking plan has been provided showing 4 spaces on site using the existing access - the applicant has confirmed there would be no alterations to the existing access.

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/21/00561

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:

SK04 Parking plan uploaded on the 13.10.2021

SK03 Proposed plans, block and location uploaded on the 12.10.2021

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.