
Site Address:	9 Moor Park, Waterlooville, PO7 8NP		
Proposal:	Two storey side extension.		
Application No:	APP/16/00972	Expiry Date:	09/12/2016
Applicant:	Mrs Martin		
Agent:	Mr Clark	Case Officer:	Emma Chisnall
	Roger Clark(Architectural Services)		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Moor Park is a large two storey dwelling situated in a cul de sac at the end of Moor Park Road which shares a boundary with the field to the west. The dwelling is constructed of brown brick and has a concrete tiled gable end roof. To the front of the dwelling there is an adequately sized amenity space which is hard-surfaced for the provision of parking two cars with a garage onsite positioned to the front west side of No 9 which provides additional parking. The amenity space to the rear is moderate in size and is used as a garden space which is surrounded with a 1.8m timber boundary along the rear and side curtilage. Along the rear curtilage boundary and within the field to the west there are mature trees present some of which are protected under tree preservation order's.

2 Planning History

None

3 Proposal

Two storey side extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist Comment:

Tree removal is limited to one small low quality specimen in the rear of the site to facilitate this project, this tree should not be considered a constraint to development.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to the retained trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms

Planning Officer Comment: This will be included as a condition with the decision.

Property Services Manager Comment:

With regard to the amended application APP/16/00972 it is noted that the drawings have been revised such that the proposed extension will be now contained within the existing curtilage of the applicants property rather than extending onto the Public Open Space owned by the Council. In light of this, the Estates Team has no objection to the amended proposal. However the applicant is advised that in the event that planning permission is granted, should access be required to the Council's land in order to carry out construction work, permission will be need to be obtained from the Council's Estates Team to do so.

Planning Officer Comment: This will be included as an informative with the decision.

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

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Trees

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In principle the development is considered acceptable, subject to planning conditions.

(ii) Impact upon the character of the area

It is acknowledged that the works proposed to No 9 Moor Park are large in size and from being built up to the boundary line, up to the existing ridge height and extending past the front and rear elevations they are also contrary, in part, to the Design Guide Dec 2011 which stipulates that any extension should appear subservient to the host dwelling. However No 9 is situated in a position at the end of a cul de sac and in a linear position to its neighbour No 8 meaning that the dwelling is fairly screened in the streetscene already. To build onto the west elevation of No 9 would mean that the proposed works would be set adequately away from the start of Moor Park Road and also screened in the majority by the existing dwelling which would reduce the visual impact the works might have on the streetscene and ensure they do not appear bulky nor obtrusive. The extension proposed to the front of No 9 will be set back from the front elevation of the garage reducing its dominance on the streetscene further. Therefore on balance although the works are not subservient it is felt there are measures in place that reduce the visual impact significantly enough for the works to be considered acceptable.

Within Moor Park Road development is visible in the streetscene and as the works to No 9 are proposed to be built in matching materials to that of the existing it is considered the development should not look significantly out of place nor detract character from the area.

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) Impact upon residential amenity

The dwellings along Moor Park Road have been built in a uniform pattern that sets the elevation to the east off the shared boundary and the elevation to the west up to the shared boundary. However No 9 has not been developed to the west meaning that the dwelling has amenity space to the side to accommodate the proposed two storey side extension. No 9 Moor Park also shares the west curtilage boundary with the field meaning that the works would not directly face another dwelling, reducing the impact further. Along this elevation at first floor level a window is proposed to be installed for a bedroom and a bathroom. Although no dwellings are present to the west elevation the bathroom window will be conditioned with the decision to be obscure glazed and non opening to ensure amenity levels are protected between the residents and public.

The works are positioned to the west of No 9 and therefore the neighbouring dwellings to the east should be set adequately away from the works so as not to have significant amenity levels impacted. The proposed extension in part will be forward of No 9 up to the garage wall but set back from the front elevation which will include two windows, one at ground level for a hallway and the other at first floor level for a landing. Although the works will look out to the front space of the neighbouring dwellings at No 9 the works will be set away from the shared curtilage boundary and it is felt that due to the use of the rooms and that they are not classified as being a primary room (therefore not having a regular human presence) it is felt that this development causes minimal harm in terms of over-looking and loss of privacy and can therefore be considered to be acceptable.

The extension to the rear will project past the existing elevation but will be set

adequately away from the shared boundary with No 8 which should ensure the neighbouring dwelling is not impacted by a negative outlook nor a loss of light due to its easterly position from No 9. No windows at first floor level are proposed along this elevation which should maintain and protect privacy levels between No 9 and No 8 Moor Park and prevent overlooking. At ground floor level french double doors are proposed to permit access into the dining area however because this will be set away from No 8 and there is screening in place from the 1.8m timber fencing it is considered that amenity levels should be maintained. It is worth noting that under permitted development windows and doors are able to be installed to the side elevations without planning permission on single storey extensions to the rear.

Consequently, it is considered that the proposal is unlikely to 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).

(iv) Trees

The Arboricultural Officer has raised no objections to the scheme pending that the methodology in the Tree Protection Report is strictly adhered to so that the retained trees will survive the development unscathed and to continue to grow safely and healthily in the future. This will be conditioned as part of the decision.

8 **Conclusion**

The scale, siting and design of the proposed single storey side extension 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/16/00972 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 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the west elevation bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.

- 4 The tree works permitted must be carried out in accordance with the methodology stipulated in the Arboricultural Impact Appraisal and Method Statement received 17.11.2016 and the Tree Protection Plan Reference: AIA/AMS-KC/9MOOR/001 throughout the period of development.
Reason: To safeguard the health and well being of the tree (s)
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan: No 24417/6 Received 13th October 2016

Existing Floor Plan: No 24417/1

Proposed Floor Plan: No 24417/2 V2

Existing Elevation Plan: No 24417/3

Proposed Elevation Plan: No 24417/4 V2

Tree Protection Plan: AIA/AMS-KC/9MOOR/001

Arboricultural Impact Appraisal and Method Statement Received 17.11.2016

Reason: - To ensure provision of a satisfactory development.