
Site Address:	9 Morley Crescent, Waterloooville, PO8 8JG		
Proposal:	Two storey side and rear extension.		
Application No:	APP/15/00126	Expiry Date:	09/04/2015
Applicant:	Mr & Mrs Etherington	Team:	Team 2
Agent:	Mr R Crane	Case Officer:	Tina Pickup
	RCA Architecture		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Morley Crescent is a circular crescent off Forest Avenue comprising a mix of semi detached and terraced dwellings of similar design with a symmetry to each terrace, all set back from the road facing the central area, that is a grassed amenity area with some additional parking bays. No 9 is an end of terrace property located in the north east corner of the crescent. It is cream painted render beneath a hipped tiled roof. It has a single storey side porch extension and the frontage area is hardsurfaced with no front boundary wall and a dropped kerb across the whole frontage, providing parking to the front.

Being in the corner of the crescent the siting of the terrace is angled whereas the property to the west, No 8, is parallel to the road, and the resultant tapered wedge of land is within the application site, where there is an outbuilding that is used for storage. There is a line of outbuildings across the rear of the plot providing pigeon houses. No 8 has a door and first floor obscure glazed window in its eastern elevation facing the site. No 9 itself already has a full width single storey rear extension with sloping roof, that has a depth of 3m.

The attached dwelling to the south east, No 10, is mid terrace and currently has a small conservatory in its south-eastern corner which creates a recess immediately adjacent the application site that contains a kitchen door and window. Above, at first floor, the closest window to the application site is an obscure glazed bathroom window, followed by a small central landing window with the furthers window serving a bedroom.

2 Planning History

04/52400/001 - single storey extension to rear PP 2/2/05
- this is the rear extension implemented on site

There is also a history of other 2 storey rear extensions being refused within the crescent - for 45 degree code/overbearing/loss of light impact close to common boundary type reasons eg APP/12/01102 at No 15; and 06/71825/00 at No 11

3 Proposal

As originally submitted the scheme proposed adding a first floor over the existing ground floor extension and squaring off a recess on the side, north, elevation by wrapping the proposal around the corner and above the existing single storey side

porch. The eaves line would match the existing and the rear projection would have a hipped roof.

During the determination of the application, amended plans were sought and submitted, removing the bulk and mass from the first floor with the common boundary with No 10. The revised plans show a modest extension to bedroom 3 on the shared boundary with a 0.7m extension, stepped in with a small dormer that extends a further 1m, before the full depth 3m extension over the northern half.

4 Policy Considerations

National Planning Policy Framework

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)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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

7 Planning Considerations

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 streetscene
- (iii) Impact upon residential amenity

- (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.

(ii) Impact upon the streetscene

The rear element of the proposed development would not be visible from the street scene and the side infill and extension above the porch would result in an appropriately subservient form of two storey extension in street scene terms, set back some 2.8m from the front facade, with a hipped roof set below the ridge of the main dwelling. This is considered compliant with both the adopted Design Guide and Policy CS16 clause c).

(iii) Impact upon residential amenity

As originally submitted the proposed full width two storey addition resulted in a two storey 3m deep blank side elevation on the shared boundary with No 10. This breached the 45 degree code set out in the adopted Design Guide SPD at paras 5.43 and 5.44 by encroaching beyond the closest windows. In this instance the first floor window is an obscure glazed bathroom and hence not a habitable room, but at ground floor there is a kitchen window and door that is already set within a recess. The added height on this shared boundary was considered to add to the overbearing effect and loss of light to this ground floor kitchen.

Therefore amended plans have been submitted pulling the bulk of the development away from this shared boundary in an attempt to overcome these concerns and comply with the 45 degree code. The stepping back of the small extension to bedroom 3 and the dormer now mean that on plan the 45 degree code of the first floor is met. The ground floor kitchen is already breached by the existing single storey extension, which has a high roof (approx 3.7m) and consideration of the impact of the added mass and bulk of the first floor addition is the key consideration/assessment necessary. A cross section plan has been provided demonstrating that the steep angle of the proposed sloping roof, starting at the full eaves (4.7m) and dropping to the existing single storey eaves at 2.3m would mean that only a triangle of added bulk on the boundary would result. Given that the orientation of the site is such that this rear elevation faces north-east, and the proposed extension is set to the north, then it would not result in any additional direct loss of sunlight to No 10. It is considered that the overbearing and outlook impact would be minimal and not enough to cause demonstrable harm to the amenity of the occupier of no 10.

With respect to impact on No 8 the separation distance between properties is sufficient for no overbearing or overshadowing effect to occur. However the angled siting and relationship of the two dwellings is such that the proposed north elevation, with first floor window, would have a direct line of sight into the rear garden area of No 8. To adequately protect the privacy of the occupiers of No 10 this first floor side window should be both obscure glazed and non-opening where above 1.7m, which can be conditioned.

8 Conclusion

The amended plans are considered an acceptable compromise which, given the orientation and internal layout of the adjacent dwelling, would not result in any undue loss of light or outlook to the detriment of the amenity of the occupier of the adjacent dwelling. The proposed extension is therefore considered compliant with both the

adopted Design Guide SPD and Policy CS16 clause c) and e) and accordingly is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00126, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The first floor bedroom window in the side (north-west) elevation of the extension hereby approved shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of the adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Proposal Drawing No P01 rev C

Reason: - To ensure provision of a satisfactory development.