
Site Address:	23 Marjoram Crescent, Waterloooville, PO8 9BD		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00357	Expiry Date:	28/05/2014
Applicant:	Mr Stanley	Team:	Team 2
Agent:	Mr Appleton	Case Officer:	Heather Lealan
	Thorns-Young ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the south side of Marjoram and comprises a single storey detached house with reasonably sized rear garden which has a gradient that rises north to south, up to the rear boundary. The dwellings within Greenfield Crescent to the rear are set on a higher level to the application site. The site lies within the built up area and is surrounded by residential development. The adjacent property to the west is a detached bungalow with an extension of approximately 2.5m in depth and a high level widow facing the application site and a kitchen door towards the eastern side of the rear elevation. The property to the east is also a detached bungalow with a rear conservatory located away from the shared boundary with the application site and towards the eastern boundary. The rear garden has boundaries which comprises 1.5m high (approx) close boarded fencing and vegetation.

2 Planning History

No relevant planning history

3 Proposal

- 3.1 Single storey rear extension. The proposed extension is 6m in depth and 4.5m in height.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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: 7

Number of site notices: N/A

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) Effect on the character of the building and the streetscene.
- (iii) Effect on existing residential properties.

(i) Principle of development

7.2 With regard to the principle of the development, the site lies within the urban area where residential development is considered acceptable in principle subject to a thorough assessment of other development control criteria.

(ii) Effect on the character of the building and effect on streetscene

7.3 The character of this part of Marjoram Crescent is one of established residential development of predominately single storey detached bungalows. The proposal is located to the rear of the existing dwelling house and will not be readily visible from the streetscene. It will be visible from the dwellings surrounding the site to the side and rear but it is considered that the design of the extension is such that it will form a cohesive element to the existing dwelling house. As such the proposal respects the environmental quality of the area, and hence is in accordance with the requirements of Policy CS16 of the Core Strategy.

(iii) Effect on existing properties

7.4 The rear elevation of the proposed 6m deep extension would only extend approximately 2m beyond the rear extended elevation of the dwelling to the west as this dwelling is set 2m further south in it's plot than the application site dwelling and also it has been extended to the rear by a 2.5m (approx) single storey extension. Only a high level window is located in the side elevation facing onto the application site and it is not considered that shading to this secondary window, (which serves a kitchen/diner), would be sufficient to warrant a refusal of this application. The proposal is located 4m from the shared boundary with the dwelling to the east and it

is considered that such a separation distance is acceptable such that harm will not be created to a detrimental extent to the amenities of the occupiers of this dwelling. No objections have been received from either neighbour.

8 Conclusion

- 8.1 It is considered that the erection of a single storey rear extension is acceptable, in accordance with both local and national planning policy and therefore that it should be permitted subject to planning conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00357 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Layout plan OS ref 100035409 received 2 April 2014
Existing and Proposed Elevations, Floor Plans and Roof Plans Drwg No. 7063.14 rev A received 2 April 2014

Reason: - To ensure provision of a satisfactory development.