
Site Address: 23 Morelands Road, Waterloooville, PO7 5PT
Proposal: Rear extension incorporating roof extension with living accommodation and ground and first floor. Replacement detached garage.
Application No: APP/13/01016 Expiry Date: 10/12/2013
Applicant: Mr & Mrs Harland Team: Team 1
Agent: Mr Moyse Case Officer: Richard Nash
 Martin Moyse MRICS
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a single storey dwelling of traditional character and brick and tile construction, with a converted loft space, located within a reasonably sized plot on the south side of Morelands Road, east of its junction with Shillinglee. The site has established boundary treatment comprising panel fencing to the rear and lower brick walling to the front. The area is predominantly comprised of medium density residential development of a broadly similar character.

2 Planning History

None relevant.

3 Proposal

The current application proposes a rear extension with living accommodation on each floor and a replacement detached garage. As well as the existing garage, the proposals would also necessitate the demolition of a shed and an existing rear single storey extension. During the application process the Applicant voluntarily submitted a revised drawing for the proposed garage, showing a lower overall roof height, with a view to overcoming concerns raised by the occupier of a neighbouring property.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
DM10 (Pollution)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer:

No adverse comments.

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: Not applicable

Statutory advertisement: Not applicable

Number of representations received: 1

Summary:

No objection to extension, but concerned over potential impact of originally proposed garage because of degree of shadowing resulting from height of roof. Would find a lower pitched roof more acceptable.

Comment:

As noted above, an amended drawing was submitted for the proposed garage during the application process. This has lowered the proposed ridge height by approximately 500mm and the proposed roof pitch by approximately 10 degrees. The impact of the proposals on neighbouring amenities is discussed below.

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 on the application site and locality
- (iii) Impact on neighbouring amenities

(i) Principle of development

It is considered that the provision of an extension and ancillary detached building to a dwelling of this scale and character, and in this location, would be acceptable in principle.

(ii) Impact on the application site and locality

Due to their scale and siting in relation to the public domain, it is considered that the proposals would not have any material impact within the street scene. The proposed extension would follow the lines of the main dwelling and would extend the depth of the building by approximately 4 metres to the rear. It is considered that this would represent a fairly modest increase that would appear as a complementary addition to the existing dwelling.

The proposed garage would be of a quite substantial size, but of an appropriate

design and scale within the context of the dwelling and site. The apparent bulk of the building would also be somewhat offset by the removal of the existing garage and shed and, taken in combination, the proposals would ensure that an appropriate degree of external amenity space is retained. It is therefore considered that the proposals would not have a detrimental impact on the character and appearance of the application site or wider locality, provided that suitable materials were used in their construction.

(iii) Impact on neighbouring amenities

The proposed extension would sit approximately centrally to the plot, with the distances from the fenced side boundaries being the same as those of the existing dwelling. Furthermore, the lines of the extension would follow those of the dwelling, including the slope of the roof away from the side boundaries. For these reasons, it is considered the extension would not result in any detrimental impact on neighbouring amenities in terms of outlook, shadowing or an overbearing effect. The proposed extension would incorporate the use of high level rooflights, which should not result in an unacceptable degree of overlooking.

The proposed garage would be located close to the western boundary of the site and would therefore have a potential impact on the amenities of the adjoining dwelling in that direction (25 Morelands Road). As noted above, concern was expressed regarding the originally proposed height of the building, which has now been reduced. The proposed building would have a greater length than that of the combined existing garage and shed at the site. However, the relevant boundary is fenced and a relatively low height and pitch of roof, sloping way from the adjoining property, is now proposed. For these reasons, it is considered that the detached garage would not result in any detrimental impact on neighbouring amenities in terms of outlook, shadowing, overbearing effect or overlooking.

The proposal would be located at approximately 8 metres (in the case of the garage) and 18 metres (the extension) from the rear boundary of the property and no rear upper floor openings are proposed in either case. For these reasons, it is considered the proposals would not result in any material impact on the amenities of neighbouring properties to the rear. It is considered reasonable to restrict the use of the garage and permitted development rights for both elements of the proposal, in order to preserve the amenities of occupiers of neighbouring properties.

8 Conclusion

The proposed rear extension and detached garage would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or wider locality, or the amenities of occupiers of neighbouring properties. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01016, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

02 (Site Plan, Location Plan, Proposed Extension Elevations, Floor Plans and Section)

03A (Proposed Detached Garage Elevations, Floor Plan and Section)

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The detached building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, additions or other alterations, including the provision of additional windows, doors or other openings, shall be carried out to the development hereby approved, without the prior written approval of the Local Planning Authority.

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 2012.