
Site Address:	6 Morelands Court, Waterloooville, PO7 5PP		
Proposal:	Two storey side and rear extension. (Revised Application).		
Application No:	APP/13/00488	Expiry Date:	16/07/2013
Applicant:	Mr Paffett	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Morelands Court is a residential cul-de-sac characterised by terraced properties separated by generous visual gaps. No. 6 Morelands Court is an end of terrace dwelling with a garage to the north and single storey extensions to the side and rear. The property adjoins the entrance to a communal garage court, and backs on to an open field to the rear. The northern boundary has a staggered alignment; wider at the road frontage and narrowing towards the field.

2 Planning History

APP/13/00065 - Two storey side and rear extension. Refused 11/4/13 for the following reasons:

- 1 The proposed extension by reason of its size, scale, width, height, mass and bulk would be out of proportion to the original property resulting in an over-dominant appearance and would as a result represent an incongruous feature within Morelands Court. Furthermore the extension would result in the significant reduction of the visual gap between terraced properties which is considered an important feature in the character and appearance of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 the Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.
- 2 The proposed extension by reason of its size, width and contrived design up to the boundary of the property would amount to over-development, in that it would give rise to an unsatisfactory garden size with restricted private amenity space and to a cramped and congested layout. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3 Proposal

- 3.1 This revised application is again for a two storey side/rear extension. The extension will be approximately 4.3m wide (compared to an original house width of 5.6m) and project to the same depth at the rear as the existing single storey rear extension. The staggered nature of the side boundary means that, as viewed from the street, the extension will lie 1.5m from the garage court boundary; further to the rear, however, the extension will lie 0.6m off the footpath that runs to the rear of the row of properties and gives access to the field behind. The extension would have a pitched roof at the

front with gable end fronting the garage court, with a hipped roof over the rear section of the proposal.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Council Borough Design Guide 2011 SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

There are two parking spaces within a red line; these need to be conditioned to "remain" with the property.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 effect on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Environmental issues

(i) Principle of development

7.2 The site is within an urban area, as identified by the Local Plan, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 and any other material considerations.

(ii) Appropriateness of design and effect on the character of the area

- 7.3 The revised width and recessed footprint of the extension, as compared to that refused under APP/13/0065, is such that the scale of the extension when viewed from Morelands Court is subservient to the main dwelling - this is in accordance with the guidance contained within the Borough Design Guide. The design features of the extension, which features a pitched roof and matching materials that follow the cues of the host property, mean that it should sit comfortably within the street scene. The presence of space about the extension, in the form of a 1.5m gap to the northern boundary, also accords with the character of other corner plot properties within the street.
- 7.4 To the rear, the two storey projection beyond the original building line will mean that the extended dwelling will have a more pronounced presence when viewed from the open space beyond. However, as part of a block of 6 terraced properties which form a backdrop to the field, this additional building bulk is not considered to be unduly dominant and will not adversely affect the amenities of the open space.
- 7.5 The plans submitted with the previous application suggested that the rear boundary of the property lay a very short distance (approx. 4m) behind the dwelling, and this led to the second reason for refusal given that the extension would take up the side garden amenity space to a large extent. A subsequent site visit has established that those plans were inaccurate, and the rear garden boundary in fact lies approx 9m to the east. Given the generous plot width, the remaining garden area is considered appropriate for the extended dwelling now proposed.

(iii) Effect on neighbouring properties

- 7.6 The rear section of the proposed extension would be visible from with no. 5's rear garden, however the extension would be located to the north and would only be visible from within the garden, therefore it would not have a significant effect on the existing outlook from, or amount of sunlight available to no. 5. The extension would not contain any windows within the south elevation and would therefore not result in a loss of privacy to no. 5.
- 7.7 The proposed extension would also be visible from no. 7, however it would be located 11m south east of no. 7 and would therefore not have a significant impact on the existing amenities of this property.

(iv) Parking

- 7.8 The proposal would require 3 parking spaces to be provided to meet the Council's adopted parking standards. Adequate parking is shown on the submitted drawings and could be secured via condition.

8 Conclusion

- 8.1 This revised submission addresses the previous reasons for refusal and is considered acceptable.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00488 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, unless agreed otherwise in writing by the Local Planning Authority.
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 shall not be brought into use until space for the parking of vehicles has been provided within and nearby the site in accordance with the approved details shown on drawing no.3727/500 - Rev A. Such areas shall thereafter be permanently retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 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:

Ordnance Survey Siteplan 1:1250 serial number 00080505
Site Layout Plan Drawing No. 3727/500 - Rev A
Roof Plan Drawing No. 3727/200 - Rev A
Existing Ground Floor Plan Drawing No. 3727/1
Existing First Floor Plan Drawing No. 3727/2
Existing Elevations Drawing No. 3727/3
Proposed Ground Floor Plan Drawing No. 3727/4 - Rev E
Proposed First Floor Plan Drawing No. 3727/5 - Rev E
Proposed Elevations Drawing No. 3727/6 - Rev E
Cross-Section Drawing No. 3727/7

Reason: - To ensure provision of a satisfactory development.