

DELEGATED OFFICER REPORT

Site Address: 8 High Trees, Waterlooville, PO7 7XP
Proposal: Single storey extension to West elevation, alterations to existing conservatory, additional changes to doors and windows.
Application Type: Full Planning Permission
Application No: APP/24/00909 Expiry Date: 31/12/2024
Applicant: Mr & Mrs Chamberlain
Agent: Mrs Styles Case Officer: Denise Sheath
 Styles Architecture
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 **Site Description**

8 High Trees, Waterlooville, is a two storey detached property located on the corner of High Trees. The property comprises of brickwork on the ground floor and black tile hanging on the first floor, with concrete roof tiles. Vehicular access is from High Trees with parking to the front of the property.

The property is located within mostly a residential area with a church and blocks of flats within its vicinity. Most properties nearby to the application site are of similar style and design.

2 **Planning History**

APP/20/01061 - Garage conversion. PERM - 14/01/2021

APP/23/01042 - Part single, part two storey side / front extension. REF - 07/03/2024

3 **Proposal**

Single storey extension to West elevation, alterations to existing conservatory, additional changes to doors and windows.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Tree Team

No comments received

Hampshire Highways

We believe this to be an incorrect consultation as this application does not appear to have any highway implications and therefore we will not be formally responding.

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: 16

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 The proposal is for a single storey side extension to be used as a study and snug area to the western (side) elevation of the property. The proposed extension would have a width of 2.7m from the rear western elevation with a width of 4.4m attaching to the front western elevation of the property with a depth of 8m. The eaves height of the side extension is proposed at 2.7m with a maximum height of 4.4m. Roof lights are proposed to each roof slope of the extension to allow for more natural light. The materials to be used in the construction of the development will be brickwork to match the existing property with dark grey roof tiles. The proposal would therefore not be out of keeping within the character of the existing dwellinghouse nor would it have a harm visual impact upon the streetscene. Whilst it is noted that the proposal projects forward in the streetscene, the single storey nature of the proposal with hipped roof reduces the impact on the character and visual amenities of the area. The previously refused scheme APP/23/01042 was for a more imposing two storey side extension.

- 7.4 A lean to is proposed to the front of the proposed side extension which would have a depth of 1.1m and a width of 3.9m, an eaves height of 2.25 and a maximum height of 2.4m, the lean to would be constructed with upvc glazing. The proposal is not considered to be out of keeping within the character of the existing dwellinghouse nor would it have a harm visual impact upon the streetscene.
- 7.5 The property benefits from a small flat roof extension to the rear of the property, part of the application is to alter the existing extension with regard to bricking up the existing side glazed areas, replacing the glazing and back entrance doors with bi-folding doors and altering the roof from a flat roof to a lean-to style roof increasing the roof height from 2.6m to 3.5m. The materials to be used in the construction of the development will be brickwork to match the existing property with dark grey roof tiles and a roof light within the rear roof slope.
- 7.6 The last element of the application is alteration to the fenestration to the front elevation of the property. The first floor window which serves the landing/stairs is to be replaced with a larger window and the window to the ground floor western front elevation to be replaced with a larger window. The materials of the proposed windows will be in keeping with the existing windows at the property. These proposed alterations are not considered to be out of keeping within the character of the existing dwellinghouse nor would they have a harm visual impact upon the streetscene.
- 7.7 On balance it is considered that 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) Effect on neighbouring properties

- 7.8 Due to the location of the proposed side extension to the western elevation which faces on to the highway of High Trees and the distances from the neighbouring properties to the north, south and western boundaries it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have minimal and acceptable impact.
- 7.9 The proposed alterations to the existing rear extension are not considered to have any greater impact than what is existing to the neighbouring property to the east (No.7 High Trees) or to the rear (No.9 High Trees) with any impact considered minimal and acceptable.
- 7.10 The proposed alterations to the fenestration to the front elevation of the property are not considered to have any greater impact than what is existing to the neighbouring properties to the north (No. 2C, 2D, 2E Billett Avenue) with any impact considered minimal and acceptable.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed developments are acceptable in principle, are appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00909 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Site Plan as Proposed - Drawing No. A1040 101 Rev A
Ground Floor and Roof Plan as Proposed - Drawing No. A1040 210 Rev A
First Floor and Roof Plan as Proposed - Drawing No. A1040 211 Rev A
Proposed Elevations - Drawing No. A1040 310 Rev A

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.