DELEGATED OFFICER REPORT

Site Address: 6 Idsworth Road, Cowplain, Waterlooville, PO8 8BD
Proposal: Refurbishment of existing property including a new roof with raised ridge height, rear dormer side and rear extensions. General landscaping and new garden room
Application Type: Full Planning Permission
Application No: APP/24/00906 Expiry Date: 23/01/2025
Applicant: Mr Jeffes
Agent: Case Officer: Selina Donophy
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

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1 Site Description

This application site comprises a detached bungalow located on the east side of Idsworth Road, Cowplain, Waterlooville. This property has a hipped roof with painted brickwork and hanging tile to the elevations. To the side is a flat roof garage. The property is set back from the road, separated by lawn and with a driveway to the side of the property. The site is located down a private road with dwellings either side of the track. The site is within Flood Zone 1.

2 Planning History

None relevant

3 Proposal

Refurbishment of existing property including a new roof with raised ridge height, side and rear extensions. General landscaping and new garden room.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team
Based on the photos shared I can confirm that there are no tree constraints on site and there would not be a need for further input from me on this case in terms of an AIA etc. There are a number of low-quality trees on site but they are not considered to be a consideration in the planning process. Although, as trees may be removed it would be prudent to discuss replanting with suitable species.

Case Officer comment : Applicant has supplied planting plan - please see updated Arb comment following review of the planting plan :

I raise no objection to the proposed new planting scheme to include Silver Birch, Pear and a Beech hedge.

Councillor Andrew Briggs
No comment received

Councillor D Keast - Cowplain
No comment received

Councillor Neil Bowdell - Cowplain
No comment received

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

Comment	Officer Comment
There is a shared sewer which is prone to blocking - this should be taken into consideration. The end of the garden can get waterlogged in wet weather - it is preferable for the level of the garden to remain the same at no 6.	Comments have been noted - works to sewers will be dealt with under a separate application with Building Regs . Noted in regards to land levels .

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)
(v) Parking
(vi) Trees / planting

(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 This proposal includes the remodelling of the property with a new, raised roof with extensions to the side and rear. Also proposed is a separate garden room located to the rear of the property. The proposed alterations to the house include the replacement roof which would have a ridge height raised from existing by approximately 75cms. The roof would be extended , now forming a pitched roof slope to the south west side . There would be a pitched roof, projecting front gable to the other side. This would allow for a garage at ground floor level and this side would also form part of the side extension where the existing garage would be removed from this side. At first floor level would be a window serving the first floor bedroom and a rooflight would be added serving the master bedroom ensuite. There would also be rooflights either side of the pitched roof serving the first floor. At ground floor to the north east elevation would be a window and door serving the garage and kitchen. To the south west side elevation at ground floor would be a window serving the living room.

7.4 To the rear the conservatory would be removed and the building line would be squared off at the areas where the conservatory currently juts out , with the side extension forming an 'L'shape round the rear corner .The first floor extension to the rear would create a rear gable with a window at first floor level serving bedroom 2. The existing rear dormer would be removed and replaced with a new , metal clad , flat roof dormer which would serve the master bedroom.

7.5 To the rear of the property, sited close to the northern boundary would be the proposed garden room. This would have dimensions of approximately 8 metres length and 3.9 metres width with a total height of 4 metres to the ridge of the pitched roof.

7.6 Proposed materials comprise of render to the elevations and grey concrete tiles to the roof. To the garden room timber cladding is proposed to the elevations with concrete tile to the roof to match the main property.

7.7 This proposal would result in an increased roof height and width from existing however this is considered to be modest noting the setting of the property within the plot and the plot size itself. The existing streetscene has been noted whereby there is an existing variation in regards to the property heights and designs within the road. The proposal is therefore not deemed to be out of keeping with the surrounding area .

7.8 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

7.9 To the north east of the site is the neighbouring property, no 8 Idsworth Road. No 8 is set closer to the road than no 6. There is also a change in land levels where no 6 is at a slightly lower land level than no 8. The bulk of the extensions would be located on this side however there would be a reasonable set off between the properties of approximately 6 metres . This separation distance is considered to help mitigate against the increase in building bulk to this side at first floor level . The kitchen window is not deemed to result in harmful overlooking to this side. Rooflights would be located at high level to this side elevation (as seen in section drawings) . The proposed garden room would be sited away from the property at no 8 and is not considered to result in harm to the amenity of no 8.

7.10 To the rear of no 8 and east of the site is no 4 Gleneagles Drive. The garden room would be sited off the boundary and a reasonable distance away from the rear elevation of no 4 so as to avoid any overshadowing or overbearing impact on no 4. There would be over 20 metres separation distance back to back which meets the minimum guidance as stipulated in the Havant Borough Design Guide and therefore the impact of this window is considered to be acceptable, noting that there was a dormer window in place previously.

7.11 To the south west of the application site is no 4 Idsworth Road. There would be an increase in building bulk to this side, with the previously hipped roof now forming a gable to the side and with the property extended to the rear. Despite this , the bulk is not deemed to result in harm to no 4 - there is a side window on the side elevation of no 4 however historic planning records show this serves a garage and is not judged to result in harm to this room. No overshadowing is considered to result from the works to the front of no 4 due to the garage being closest to the boundary and the siting of no 6 which is predominantly to the north of no 4.

7.12 To the rear of the site is no 3a Gleneagles Drive. There are over 35 metres separating the two properties. There will be a new rear dormer however there was a dormer previously in the rear roof slope. A new first floor window serving a bedroom , however the distance between the properties is considered to offset any harmful overlooking . There are also trees to the rear boundary offering screening.

7.13 Opposite the property is no 11a Idsworth Road to the north west. There are 40 metres between the properties and although there would be a new first floor window, the distance would offset any harmful overlooking -no harm has been identified to no 11a.

(iv) Biodiversity Net Gain (BNG)

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

7.15 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).

(v) Parking

7.16 There would be three parking spaces supplied on the driveway and one in the garage . This would meet the on site parking requirements as set out in the Council's Parking SPD.

(vi) Trees/ planting

7.17 It is understood that the garden currently contains a variety of trees which have been considered by Havant's Arboricultal Officer and judged to be of low quality. The applicant has since provided details of replanting via a planting plan and landscaping plan. The plans show that Pear trees, Apple trees and Silver Birch trees are proposed to the rear garden - these plans have been reviewed by the Arboricultural Officer and the proposals are deemed to be acceptable.

8 Conclusion

8.1 The proposed development is acceptable in principle, is 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.

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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00906 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:

2407-HH-P-00-1200 PROPOSED LANDSCAPE PLAN
2407-HH-P-00-1250 PROPOSED PLANTING PLAN
2407-HH-E-1504 AMENDED GARDEN ROOM ELEVATIONS Uploaded 02 Jan 2025
2407-HH-E-E-1502 AMENDED PROPOSED EAST ELEVATION Uploaded 02 Jan 2025
2407-HH-E-N-1500 AMENDED PROPOSED NORTH ELEVATION Uploaded 02 Jan 2025
2407-HH-E-S-1501 AMENDED PROPOSED SOUTH ELEVATION Uploaded 02 Jan 2025
2407-HH-E-W-1503 AMENDED PROPOSED WEST ELEVATION Uploaded 02 Jan 2025
2407-HH-P-00-1300 AMENDED PROPOSED GROUND FLOOR PLAN Uploaded 02 Jan 2025

2407-HH-P-00-1301 AMENDED FIRST FLOOR PLAN Uploaded 02 Jan 2025
2407-HH-P-00-1303 AMENDED GARDEN ROOM FLOOR PLAN Uploaded 02 Jan 2025
2407-HH-P-RF-1302 AMENDED PROPOSED ROOF PLAN Uploaded 02 Jan 2025
2407-HH-S-AA-1520 AMENDED SECTION AA Uploaded 02 Jan 2025
2407-HH-S-BB-1521 AMENDED SECTION BB Uploaded 02 Jan 2025
2407-HH-P-00-1210 PROPOSED BLOCK PLAN
2407-HH-P-00-1201 PROPOSED PARKING PLAN
LOCATION PLAN UPLOADED 5.11.2024
APPLICATION FORM - MATERIALS -UPLOADED 5.11.2024
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.

4 Within 3 months of the felling of the existing trees on site the tree planting as proposed in the submitted 'Planting Plan- 2407-HH-P-00-1250' shall be implemented.
Reason: To conserve and safeguard the visual amenities of the locality, having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Notwithstanding the air source heat pump shown on the approved plans, any air source heat pump shall only be installed in accordance with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of safeguarding residential amenity and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.