

DELEGATED OFFICER REPORT

Site Address:	7 Mallow Close, Waterloooville, PO7 8EF		
Proposal:	Ground floor side extension and patio, demolition of existing rear conservatory and alterations to ground floor rear doors and windows.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00843	Expiry Date:	06/01/2025
Applicant:	Mr M Brooks		
Agent:	Mr M Wilkes	Case Officer:	Robert Riley
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey dwellinghouse located in Waterloooville. To the rear of the dwelling is a patio and the rear garden, hedging and trees are located adjacent to the rear boundary to the site adjacent to Friendstaple Road. The property's materials feature brickwork for the external walls, and brown concrete tiles in a gable pitched design for the roof.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the street featuring properties with similar materials and designs in evidence.

2 Planning History

APP/12/01186 - First floor extension over garage and single storey rear extension., PERM,07/01/2013

3 Proposal

- 3.1 Ground floor side extension with 2No rooflights with a proposed approximate maximum depth of 7 metres a proposed maximum width of 8.5 metres and a proposed maximum height of 2.8 metres, (3.2 metres including the 2No rooflights). Rear patio, shown on plans as being at ground level, which would represent permitted development. Demolition of existing rear conservatory and alterations to ground floor rear doors and windows.

Officer comment:

- 3.2 The agent has amended the plans to leave a 50cm separation distance from No.6's curtilage during the application process.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

HBIC

Within 50m: Notable and Protected Species: Bats in flight: Soprano Pipistrelle, Common Pipistrelle. Butcher's-broom

Within 50m: Priority Habitat: Lowland Mixed Deciduous Woodland

Within 50m: SINC: Stakes Coppice Remnant 4.

Officer comment: Regarding bat risk, the works would be kept at ground floor level and would not affect any existing pitched roofs or roof voids to the host dwelling and unacceptable impacts are considered unlikely.

Regarding the SINC and Lowland Mixed Deciduous Woodland , these would be located a significant distance from the application site and are separated from them by a number of residential properties, such that impacts on these habitats are not likely to occur.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received

Councillor S Milne

No comments received

Councillor Simon Hagan

No comments received

Property Services Manager

No comments received

Arboriculturist

There is a poorly looking conifer in the next rear garden, however this is not a constraint to development, and I raise no objection.

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)
- (v) Ecology
- (vi) Arboriculture

(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 proposed rear patio, shown on plans as being at ground level (representing permitted development), demolition of the existing rear conservatory and alterations to ground floor rear doors and windows are considered acceptable in regards to the impact of the character of the dwelling, and visual amenities.

7.4 The extension would be a reasonably wide and bulky addition to the original dwelling, with a wide proposed flat roof section extension connecting to the original side of the dwelling. It would however feature a single storey nature, a flat roof design and modest height, resulting in an addition that on balance can be seen as a subservient addition to the main dwelling, thereby meeting the requirements of Policy CS16.

It is considered that due to the extension works only being readily visible at select vantage points on Mallow Close and having limited visibility for footfall along Friendstaple Road due to boundary treatment, hedging and trees and due to its proposed single storey nature and modest height this extension on balance would be seen to have an acceptable impact regarding the character of the area and the streetscene.

- 7.5 Officers do note that the proposed side extension would extend beyond the established building line on the northern end of the application site, which would be visible at select vantage points on Friendstaple Road, however, in light of that the remaining vegetation, surrounding the application site, would still provide significant screening when viewed on the street, this is not considered so unacceptable to warrant the refusal of this planning application.
- 7.6 Officers also note that the raised height (topography) of the application site and removal of vegetation to the north of the proposed extension, would increase views from Friendstaple Road. Regarding topography, officers do note that the extension would still be relatively well shielded by the remaining vegetation to the east and north east of the proposed extension. Regarding the proposed removal of vegetation when standing next to the location of the proposed removal of vegetation, it was still noted that due to the height of the existing boundary treatment to the site that there would be a limited increase in views provided by the removal of this vegetation.

Materials

- 7.7 The works would feature brickwork to match the existing dwelling and would feature flat roof construction for the roof of the extension. Officers consider these materials to be acceptable
- 7.8 The design and appearance of the proposal is on balance 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 2011). It is considered that the scheme on balance would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 To the western side of the application site is No.6 Mallow Close. Due to proximity, the main impact to assess would be in regard to this property. Due to the nature, scale and location of the works No.8 Mallow Close and properties to the north and east of the application site are considered to be acceptably impacted.

No.6 Mallow Close

- 7.10 Regarding overlooking concerns, the side and rear elevation fenestration of the extension would not face No.6 Mallow Close and are considered acceptable. The front elevation of the extension would face boundary treatment, hedging and small trees and it is not considered unacceptable regarding overlooking, with regards to this, the proposal is considered acceptable regarding overlooking concerns. Regarding overshadowing and overbearing concerns, the extension would be approximately 0.5 metres from No.6's garden and would be approximately 2.8 metres tall.

Officers do note that there would be an increase in the sense of enclosure from this proposal, however, in light of the approximate 0.5 metre separation distance from No.6's garden and the modest height of the proposal, officers do not consider that this would be so unacceptable to warrant the refusal of this planning application.

Regarding overshadowing concerns, there would be an increase from this proposal, however, in light of the modest height and separation distance, shielding from hedging and trees in No.6's garden, and that the area impacted of the garden, would be minor, officers do not consider this proposal to be so unacceptable regarding overshadowing concerns to warrant its refusal.

- 7.11 Consequently, it is considered that the proposal would 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 2011). 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.

(v) Ecology

7.13 The application site has been found to be within 50m of notable and protected species; Bats in flight: Soprano Pipistrelle, Common Pipistrelle and Butcher's-broom. The application site has also been found to be within 50m of a priority habitat; Lowland Mixed Deciduous Woodland and within 50m of a SINC; Stakes Coppice Remnant 4. In light of this, Regarding bat risk, the works would be kept at ground floor level and would not affect any existing pitched roofs or roof voids to the host dwelling and unacceptable impacts are considered unlikely.

7.14 Regarding the SINC and Lowland Mixed Deciduous Woodland, these would be located a significant distance from the application site and are separated from them by a number of residential properties, such that impacts on these habitats are not likely to occur. In light of these considerations, the proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(vi) Arboriculture

- 7.15 Due to nearby arboriculture, the Council's Arboriculturist was consulted during the application process. Regarding this, the Council's Arboriculturist stated "*There is a poorly looking conifer in the next rear garden, however this is not a constraint to development, and I raise no objection*". In light of this, officers consider that unacceptable harm to nearby arboriculture is considered unlikely, and the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is on balance 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/24/00843 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:

Drawing Number: 2409-502A: EXISTING ELEVATIONS: Uploaded 11/11/24

Drawing Number: 501 A: AMENDED LOCATION AND BLOCK PLAN:

Uploaded 2/1/25

Drawing Number: 500 C: AMENDED PROPOSED ELEVATIONS: Uploaded 2/1/25

Drawing Number: 503 B: AMENDED PROPOSED FLOOR PLANS: Uploaded 2/1/25

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.