
Site Address:	11 Cavendish Drive, Waterloooville, PO7 7PJ		
Proposal:	Single storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00657	Expiry Date:	26/09/2023
Applicant:	Mr P Woodcock		
Agent:	Mr P Davey	Case Officer:	Joseph Toole
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Cavendish Drive, Waterloooville, is a two storey detached property located to the west side of Cavendish Drive. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Cavendish Drive with parking to the front/side and the detached garage.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

APP/20/01163 - Permanent Retention of existing garage to side of log cabin for the storage of wedding cars in connection with wedding car hire business; retention of 2No. sheds and flue., PERM,21/04/2021

3 Proposal

The proposal is for a single storey side extension this would result in the removal of an existing garage. It would be used as an extended study and family 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)
DM13 (Car and Cycle Parking on Residential Development)

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

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 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) Drainage matters
- (v) Parking matters

(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 extension would have brickwork with concrete roof tiles to match the existing property. This would be in keeping with the context of the main dwellinghouse and the character of the area.

7.4 Part of the proposed works would be visible from the street scene. As the proposed extension would not extend out beyond the existing projecting front of the property and be of relatively modest width from the front it is not considered to have an adverse impact on the character of the area.

7.5 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

7.6 The proposed works to the front of the property are not considered to have an adverse impact on the surrounding neighbouring properties.

7.7 On the north side facing No.13 Cavendish Drive the proposed extension is considered to have a similar impact to the existing detached garage thus not considered to have an adverse impact on the neighbouring occupiers.

- 7.8 To the rear there would be bi-folding doors facing out onto the rear garden. Due to the existing boundary treatment and position of the doors it is not considered to cause harmful overlooking to any of the surrounding properties.
- 7.9 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) Drainage matters

- 7.10 Southern Water were consulted on the application raising no objection. An informative would be added to the decision if permission is forthcoming.

(v) Parking matters

- 7.11 The proposed works would involve the loss of one car parking space in the form of the detached garage. There is considered to be sufficient car parking space to the front to accommodate this loss, therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD.

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00657 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 uploaded 24th August 2023

Block Plan uploaded 5th October 2023

Proposed Plans and Elevations Uploaded 5th October 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.