
Site Address: 13 Bursledon Road, Waterloooville, PO7 5NJ
Proposal: Removal of chimney stack and chimney, block up window and form new patio doors in rear elevation, new porch canopy, new first floor side elevation windows and rendering to façade.
Application Type: Full Planning Permission
Application No: APP/23/00865 Expiry Date: 05/01/2024
Applicant: Mr Jordan Leaves
Agent: Mr Connis Case Officer: Robert Riley
 Leyson Building Consultancy
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey semi-detached dwellinghouse on the northern side of Bursledon Road in Purbrook. The property's materials feature a brown concrete gable pitched roof and its external walls are constructed with brown stock brickwork. The application site, contains a garden to the rear together with a driveway to the rear garage, fronting onto Bursledon Place.

The application site is in an area that would be characterised as both urban and residential with the character of the road featuring dwellinghouses which are typically semi detached and 2 storeys in brickwork designs.

2 Planning History

No relevant planning history associated with this application site.

3 Proposal

The proposal to the application site involves six proposed elements:

- Removal of chimney stack and chimney
- Window infill
- Installation of new patio doors in rear elevation
- New porch canopy with a new, ground-floor window underneath
- Rendering to façade
- New first floor side elevation 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)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment received

Councillor Elizabeth (formerly Dianne) Lloyd

No comment received

Councillor S Milne

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewers within the development site. The exact position of the public assets must be determined on site by the applicant.

- The 150 mm and 100 mm public foul sewers requires a clearance of 3 metres on either side of the public foul sewers to protect it from construction works and to allow for future maintenance access.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public foul sewers without consent from Southern Water.

- No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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.

Southern Water requires a formal application for any new connection to the public 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

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: 5

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

(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 development encompasses multiple but mainly minor works at the application site. This involves the removal of the chimney stack and chimney, the infill of a window at the rear elevation, the formation of new patio doors in rear elevation, a new front porch canopy, rendering to all the facade and new windows.

The removal of chimney stack and chimney.

- 7.4 The proposal would remove the chimney, this would not be out of character for the area, as numerous houses in the area do not have chimneys, additionally the chimney is of a small scale, and therefore its removal would not have a significant impact on the character of the area.

Window infill

- 7.5 The blocking up of the window is not considered to be significantly out of character for the area, and therefore is considered acceptable.

Formation of new patio doors in rear elevation.

- 7.6 The new patio doors are in a composite insulated door design in an anthracite colour with double glazing. This is considered modern and contemporary in design and thus acceptable in impact.

New porch canopy and a new ground floor window

- 7.7 The proposal is to install a new porch canopy to the front of the building replacing a small existing the door storm porch, this is considered acceptable as there is nearby porch canopies of a similar scale. The proposed canopy would have a height of approximately 2.7 metres being raised from its existing height of approximately 2.2 metres. This increase in height is considered acceptable in both design and appearance as it is not out of scale with the area regarding its proposed scale. The proposed ground floor window does not raise concerns over impact on the character and appearance of the host dwelling or the streetscene.

Rendering to façade

- 7.8 The proposed rendering to the dwellinghouse is proposed to be a white light grey K render. This light grey K render is a unique design on the road, with other dwellinghouses; being generally brickwork houses on the street. However, other houses in a nearby vicinity such as No.2 Dayslondon road and No.7 Bursledon Road have a similar rendered design. Therefore, considering the similar properties in the vicinity the impact from the proposed render of the dwellinghouse would be considered both limited and therefore acceptable in design.

- 7.9 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.

8.0 *First floor window installation*

As the proposed first floor windows face the road, it is not considered to create overlooking concerns and therefore is considered acceptable in impact.

(iii) Effect on neighbouring properties

- 8.1 To the north-eastern and south-west sides of the application site are properties at No 15 Bursledon Road and No 28 Bursledon Place. Due to proximity, the main impact to assess would be in regard to these two properties.
- 8.2 Regarding No.15 Bursledon Road it is to the north-eastern side of the application site, regarding the proposed changes, the porch canopy may have an increased presence over No.15 Bursledon Road, however, regarding its modest scale it is considered acceptable. The proposed ground floor window at front would allow views onto the public road and would not result in demonstrable harm to adjacent neighbouring properties, in terms of loss of privacy.
- 8.3 Regarding No.28 Bursledon Place it is to the south-western side of the application site, regarding the proposed changes due to the distance and the front canopy porch facing the other direction to No.28 Bursledon place it is considered that there will be very limited but acceptable effects on the dwellinghouse. The rear patio doors are also considered acceptable.
- 8.4 It is noted that there are two first floor windows shown to the side elevation - these would face Bursledon Place. No.11 lies to the south-east and is set in excess of 21m from the application site. This exceeds the set off distance required in the Havant Borough Design Guide SPD and is considered acceptable.
- 8.5 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.

9 Conclusion

- 9.1 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/23/00865 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: 9000 E.01.01: SITE AND BLOCK PLANS Uploaded 10th November 2023

Drawing Number: 9000 E.01.02: EXISTING PLANS AND ELEVATIONS

Drawing Number: 9000 P.01.01: PROPOSED PLANS AND ELEVATIONS
FLOOD RISK ASSESSMENT

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.