
Site Address: 12 Frogmore Lane, Waterloooville, PO8 9QL
Proposal: Demolition of rear conservatory and store area. New build single storey garage, and rear extension. Retrospective boundary walls.
Application Type: Full Planning Permission
Application No: APP/23/00605 Expiry Date: 28/09/2023
Applicant: Mr Dougan
Agent: Mr Connis Case Officer: Joseph Toole
 Leyson Building Consultancy
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Frogmore Lane, Waterloooville, is a detached chalet bungalow located to the east side of Frogmore Lane. The property comprises white render, grey slate detailing and grey roof tiles. Vehicular access is from Frogmore Lane with parking to the front and side.

The property is located within a residential area with a mixture of style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve the demolition of the rear conservatory and store area. This would be replaced by a new build single storey garage with an office to the rear and rear extension to be used as a lounge and kitchen. The proposal is also for retrospective permission for the boundary walls along the front and side of the property.

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

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

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor James Blades

No Comment.

Developer Services, Southern Water

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

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5 letters from 2 households

Comment	Officer Comment
Original Plans	
Objection to digging to make the ground lower causing soil issues	This is not a material planning consideration
Excavation of foundations will further undermine the stability of the fence	This is not a material planning consideration
Drainage issues	Drainage for house extensions is dealt with under Building Regulations
1 metre gap for maintenance should be maintained between the boundary fence and proposed extension	Please see Section 7.
The wood burner chimney discharge would impact neighbours	This does not require planning permission. This is dealt with under Building Regulations. The Council's Environmental Health Team would deal with any nuisance caused
Revised Plans	
Excavation of the foundations will further undermine the stability of the boundary fence due to the difference in height between the properties	This is not a material planning considerations
Drainage issues	Drainage for house extensions is dealt with under Building Regulations Please see Section 7.
A 1m gap for maintenance should be maintained between the boundary fence and proposed extension	There is a 1.1m gap from extension to fence
The wood burner chimney discharge would impact neighbours	This does not require planning permission. This is dealt with under Building Regulations. The Council's Environmental Health Team would deal with any nuisance caused
Revised plans show dwarf wall. No details provided. Survey needed.	This is not a material planning consideration

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 implications

(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 extensions would have a rendered finish to match the existing property with a felt covered flat roof. These works are considered to be inkeeping with the context of the main dwellinghouse and the character of the area.
- 7.4 The proposed works following the removal of the conservatory and store area are considered to be of appropriate size to the application site and as such considered to be inkeeping with the character of the area. The retrospective boundary walls to the front and side of the property is considered to be of a modest height continuing to allow views to the property and would be in line with other boundaries along the immediate street scene. It is noted that a variety of boundary treatments exist within the immediate area, including red brick walls of varying height and detail, concrete walls and timber boarded fences. As such it is considered not to have an adverse impact upon 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 in the form of the garage are not considered to have an adverse impact on the properties opposite. Furthermore the boundary walls are not considered to have an adverse impact on the surrounding properties due to its height and position.
- 7.7 On the north side facing the shared boundaries with No.14 Frogmore Lane and No.11 Herriott Close due to the existing screening of 1.8 metre high fencing and modest height of the proposed extension it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties on this side.
- 7.8 On the south side facing No.3 Bevan Road due to the proposed extension's separation distance from the boundary and the existing screening it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property on this side.
- 7.9 To the rear there would be bi-folding doors and a window within the proposed extension facing out onto the rear garden. This is considered to create similar views already established and due to the existing screening not considered to cause harmful overlooking to any surrounding property.
- 7.10 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).

(iv) Drainage implications

- 7.11 Southern Water commented on the application raising no objection. If permission is forthcoming an informative would be added.

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/23/00605 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:

Site and Block Plans - 1373 E.01.01
Existing and Proposed Plans - 1373 - E.01.02 REV A
Boundary Wall as built - 1373 - E.01.03

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.