
Site Address: 4 Deanswood Drive, Waterloooville, PO7 7RR
Proposal: Resubmission of APP/21/00290. Removal of roof and wall tiles, replace with natural slate roof tiles and natural timber vertical cladding to walls, addition of a window to the south elevation.
Application Type: Full Planning Permission
Application No: APP/24/00613 Expiry Date: 23/09/2024
Applicant: Mr Jurd
Agent: Mr Lindsay Case Officer: Robert Riley
 Solent Design Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is situated on the eastern side and corner of Deanswood Drive and is occupied by a two-storey detached dwelling.
- 1.2 The area is residential in character with similar designed houses, albeit with varying material finishes.

2 Planning History

96/61740/000 - Pruning of 1 Oak in rear garden covered by TPO 978,
PERM,13/06/1996
APP/21/00290 - Removal of roof and wall tiles; replace with natural slate roof tiles and natural timber vertical cladding to walls, PERM,06/05/2021

3 Proposal

- 3.1 Resubmission of APP/21/00290. Removal of roof and wall tiles, replace with natural slate roof tiles and natural timber vertical cladding to walls, addition of a window to the south elevation.

Officer Note

- 3.2 The proposed window to the southern elevation in the description appears to have already been installed as of the site visit to the application site.
- 3.3 The floor plans do not show the room usages of the dwelling, however on the plans it is shown to be unchanged, which is considered acceptable.

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

Councillor Gwen Robinson

No comments received

Councillor Peter Wade

No comments received

Councillor Ryan Brent

No comments received

HCC Arboricultural Consultancy

There are no trees located to the front or side aspect of this dwelling.

I raise no objection on Arb grounds.

Ecologist

This looks OK too. Hanging tiles appear sound, roof is tight fitting concrete tiles.

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: 10

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) Ecology
- (v) 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 timber cladding and slate roof tiles aspects of the works, would be readily visible upon the streetscene and would give the property a more contemporary appearance. Whilst it is noted that properties on the street generally feature brickwork for their external walls there is variety in the palette of the brickworks used on the street. In consideration of the relatively limited section of external walls to install the proposed timber cladding and the contemporary appearance it would provide, officers consider it acceptable. Regarding the proposal to install slate roof tiles, this is considered to have an acceptable impact upon the streetscene, furthermore nearby No.40 Wallis Road also features a slate roof.

7.4 The proposal for a window on the southern elevation in the description has already been constructed as an obscure but openable window, its impact is considered acceptable regarding the character of the dwelling and visual amenities.

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 2011). 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 works would not change the footprint of the dwelling and is therefore acceptable regarding overshadowing and overbearing concerns. The changes in external materials (roof and external walls) would not impact any neighbouring properties and are considered acceptable. Furthermore, this application's description propose a new window to be installed on the first floor level of the southern elevation. It appears to be already built as an obscure but openable window. It faces No.2 Deanwood Drive's side wall, however, this wall only features a single obscure window at first floor level, and officers are satisfied that this already constructed window does not permit unacceptable levels of overlooking and is acceptable.

7.7 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) Ecology

- 7.8 Due to works to replace the roof and clad a portion of the external walls of the first floor, the Council's Ecologist was consulted during the application process. The Council's Ecologist said " *This looks OK too. Hanging tiles appear sound, roof is tight fitting concrete tiles*". In light of this, officers consider that the works would likely have an acceptable impact upon bats and the ecology of Havant Borough, and consider this proposal to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011).

(v) Arboriculture

- 7.9 The council's arboricultural team was consulted during the application process. They stated " *There are no trees located to the front or side aspect of this dwelling. I raise no objection on Arb grounds*". In light of this, officers consider that this proposal would accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy 2011).

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/24/00613

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: SD-T2104-01 B: AMENDED EXISTING AND PROPOSED ELEVATION/FLOOR/ROOF PLANS: Uploaded 18/9/24

Drawing Number: SD-T-2104-02-A: BLOCK AND LOCATION PLAN: Uploaded 29/7/24

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.