
Site Address:	49 Lone Valley, Waterloooville, PO7 5EB		
Proposal:	Proposed single storey rear extension and out building in garden.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00310	Expiry Date:	19/06/2023
Applicant:	Mr & Mrs Dowdeswell		
Agent:	Mr Page	Case Officer:	Josephine Lacey
	GRP Architectural Design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

49 Lone Valley, Waterloooville is a semi-detached two storey dwellinghouse located on the west side of Lone Valley, a relatively uniform street of properties appearing similar from the front elevations, but from the location plan it is evident that many have been developed to the rear to a varied extent. Many of the dwellinghouses also have outbuildings, similar to the proposal. The property already has two outbuildings, one of which is a garage. There is also an existing conservatory with steps leading down to the garden. The property currently mirrors the external floor layout of neighbouring property no.47 Lone Valley. The elevations are formed of cream render and brickwork on the ground floor, and a pitched roof with dormer windows on the first floor. The frontage is comprised of grass and hardstanding which is used as a driveway, and to the rear there is a lawn and area of hardstanding surrounding the outbuildings.

2 Planning History

06/56533/000 - Construction of dormer to rear., PERM,24/10/2006
APP/15/00529 - Prior notification for single storey development extending 3.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 2.9 metres.
, GPDC,29/05/2015

3 Proposal

Proposed single storey rear extension and out building in garden.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Diamond - Purbrook Ward

No comment

Developer Services, Southern Water

Southern Water requires a formal application for a 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).

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: 6

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 This proposal comprises of an extension to the rear of the property as well as the erection of an outbuilding to the rear. The existing rear conservatory is currently set in from the north side elevation. This would be removed to make way for the proposed rear extension. The proposed rear extension would only extend 40cm further towards the north side elevation than the current conservatory does. The property would then be further extended to create a larger living space. The dimensions proposed are 6.4m in width and 4m in depth. This would have a height of 3.2 metres with a flat roof including a glazed raised lantern style roof light in the centre with dimensions of 2.5m wide, 1m deep and approximately 40cm high at its highest point. To the rear elevation, white upvc French doors and fixed side lights are proposed, as well as an approximately sized 1.1m x 1.1m window to the right serving the living area. On the north side elevation of the extension, an additional single glass door and a window of the same size as the window to the rear are proposed. The extension will be comprised of rendered parapet walls with coping stone, brick and brick step detail, all to match existing.

7.4 The proposed outbuilding is planned to be used as a summer house/ golf swing room, and will be 4.7m wide, 3.5m deep, and 3.4m high with a flat roof. The front elevation features a white upvc set of doors to match that of the extension, and the west side elevation features a upvc window in keeping with the windows on the proposed extension. This will also be rendered in keeping with the extension.

7.5 The proposed extension and outbuilding are in keeping and not considered to harm the character of the area, as they are to the rear and the properties in the neighbourhood are varied already. The materials proposed are in keeping with the rest of the existing property.

- 7.6 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

- 7.7 The proposed extension will be immediately next to the boundary with no.47 Lone Valley, however the existing conservatory is already up to the boundary between the properties, as is the rear of no.47. The outbuilding will be approximately 8m from the boundary, meaning it is not likely to impact this property. There is a fence between the properties, approximately 2m high which would shield the view of most of the extension and outbuilding from this side, meaning that there will not be a significant loss of outlook, increased overlooking or loss of privacy. Loss of light will not be significant, as the properties are adjacent to each other north to south, meaning that the majority of shadows created by the proposed extension and outbuilding would be created in the garden of the proposal, not the neighbouring gardens. The proposal is not deemed to be overbearing; with the outbuilding being 3.4m and extension being 3.2m in height, most of this would be shielded by the boundary fence, and the existing conservatory is 2.7m high at its highest point, so there will not be a large difference to what is already existing. The extension will extend approximately 2m from the rear of no.47, which also does not indicate that it would be overbearing. Considering the above factors, the proposal is not deemed to appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on no.47 Lone Valley.
- 7.8 The proposed extension will be approximately 5.5m from the boundary with no.51, and the proposed outbuilding will lie against the boundary between these properties. There is a fence acting as the boundary, at approximately 2m, which would shield the majority of view of the proposed extension and outbuilding, meaning there is not likely to be issues with loss of privacy, outlook or increased overlooking. There will be a door and window facing this adjacent property in the extension, but the boundary fence will block the view between the properties from this location, as will the garage which lies between the properties. The outbuilding will be 3.4m high, so will extend above the boundary fence, but only extends about 1m from the rear elevation of no.51. The side elevation of No.51 at this point does not feature any windows, meaning the outbuilding will have very little impact in terms of loss of outlook in this area and is not considered overbearing or likely to give to a harmful loss of light. Considering the above factors, the proposal is not deemed to appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on no.51 Lone Valley.
- 7.9 To the rear, there is a street (Deverell Place) and one property which shares the boundary with the proposal site. The boundary fence, at approximately 2m, will sufficiently shield the view of the proposal from this point, and there is enough distance between the properties to conclude that it will not be impacted by the proposal. The outbuilding will be 11.5m from the shared boundary with this property, and the extension will be 16.5m away.
- 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). It

is noted no letters of objection were received with respect to the scheme.

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/23/00310 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:

23225 PL300 Proposed Ground Floor Plan
23225 PL301A Proposed Elevations
23225 PL302A Proposed Outbuilding
23225 PL303 Location and Block Plan

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.