
Site Address:	Rosebud Cottage, Stakes Hill Road, Waterloooville, PO7 5UB		
Proposal:	Proposed single storey side extension together with basement to rear outbuilding, including retaining wall		
Application Type:	Full Planning Permission		
Application No:	APP/23/00052	Expiry Date:	21/03/2023
Applicant:	Mr & Mrs Brewer		
Agent:	Mr B Harding	Case Officer:	Joseph Toole
	BH Architecture Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

Rosebud Cottage, Stakes Hill Road, Waterloooville, is a detached chalet bungalow located to the east side of Stakes Hill Road. The property comprises of white render and concrete roof tiles. Vehicular access is from Stakes Hill Road with parking to the front.

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

2 Planning History

APP/20/00301 - Proposed single storey rear extension with gabled roof providing first floor accommodation with flat roofed dormers; conversion of integral double garage into habitable accommodation with external alterations; installation of flue for log burner (south elevation)., REF,07/09/2020

APP/20/01027 - Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers. (Revision to APP/20/00301). , PERM,23/12/2020

APP/21/00632 - Variation of condition No/s 2 and 3 of Planning Permission

APP/20/01027 (Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers) to amend external material finish and minor alterations to approved plans.(05.08.21). Request to discharge condition 4 (07.02.22)., PERM,05/08/2021

APP/22/00080 - Application for Non-material change to Planning Permission

APP/21/00632 relating to 1No. larger dormer in lieu of 3No. smaller dormers. , PERM,17/03/2022

APP/22/00081 - Condition number 4 refers to protection of a public sewer to the front of the site. Details attached include our written statement and consultation letter from Southern Water. Utility provider has allowed our proposals to be conditionally approved under Building Regulations, works can proceed using their standard conditions and under the control of an Approved Inspector. No additional protection

measures are required. Also attached email from Havant Borough Council confirming this would be sufficient to support discharge of this condition., UNK,

3 Proposal

The proposed development would involve a single storey side extension together with basement to rear outbuilding. The proposed extension and basement would be used as game rooms. The proposed extension would have a maximum width of approximately 5.2 metres, a depth of approximately 8.7 metres with a flat roof and rooflight having a maximum height of approximately 3.3 metres. The proposed basement would provide the same internal floor space as the proposed extension. There would be a in set of stairs into the proposed extension with glazed screens.

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)

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

5 Statutory and Non Statutory Consultations

Building Control

No adverse comments.

Councillor Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor S Milne

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 200 mm public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.

- No 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 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.

- 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

The design of the proposed basements and on-site drainage system should consider the possibility of surcharging within the public sewerage system in order to provide the protection from the risk of flooding.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Lots of work taken place over the last year. Unsuitable operation hours and noise.	This is not a material planning consideration
Damage to surrounding trees	The trees to the rear are not considered to be of significant importance to be covered by a Tree Preservation Order and therefore do not receive special protection from the proposed works. However, an informative to the applicant has been recommended to be imposed on the decision notice.
Outbuilding/extension visible	Noted
Concerns with solar panels	This does not fall part of the application
Believe the outbuilding/extension would be used as accommodation	This is not which is being applied for and a condition has been recommended for the outbuilding not to be used as separate accommodation
Disruption due to works	Please see report.

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 extension would have facing brickwork to match the existing outbuilding with a flat roof. This is considered to be inkeeping with the context of the site.

7.4 The proposed extension would be located within the rear garden, not visible from the street scene. As such it is not considered to have an adverse impact upon the

character of the area. A condition has been recommended for the proposed extension not to be used as separate accommodation.

- 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 To front of the proposed extension there would be a window facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking to neighbouring properties.
- 7.7 On the south side facing the shared boundary with Priory Barn there would be no side windows within the proposed extension. Due to its modest size and existing screening along the boundary the proposed extension is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at Priory Barn.
- 7.8 On the north side facing the shared boundary with Wyngar there would be doors within the proposed extension. Due to the separation distance and existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to the neighbouring occupiers at Wyngar.
- 7.9 To the rear there would be no doors or windows within the proposed extension. Due to its position it is not considered to have an adverse impact on any neighbouring property to the rear.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00052

- 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 - PL-DWG 6

Block Plan - PL-DWG 5

Existing and Proposed Roof Layouts - PL-DWG 7

Proposed Sections - PL-DWG 4

Proposed Elevations - PL-DWG 3

Proposed Layouts - PL-DWG 2

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.

- 4 The proposal hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate dwellinghouse.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.