
Site Address: 36 Cowan Road, Waterloooville, PO7 5TR
Proposal: Single storey side extension, front and rear extensions; first floor side extension with rear dormer.
Application Type: Full Planning Permission
Application No: APP/23/00384 Expiry Date: 06/10/2023
Applicant: Mrs M Carpenter
Agent: Mrs Rachel Reade Case Officer: Selina Donophy
 Solent Architecture
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Cowan Road, Waterloooville. This property has a tiled, pitched roof with tile hanging and brickwork to the elevations. The property is set back from the road with a front garden area forming an open boundary to the public highway. There are trees sited alongside the side boundary of the site as are a row of brick built store buildings, the majority of which belong to the apartment building to the south east and are accessed from that side.

2 Planning History

APP/22/00378 - Single and two storey side and rear extensions and changes to materials., REF,09/09/2022
APP/22/00992 - Erection of a two storey side extension, single storey front and rear extensions. Dropped kerb to front., UNK,

3 Proposal

Single storey side extension, front and rear extensions; first floor side extension with rear dormer.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application has submitted a Tree Survey, Arboricultural Impact Assessment and Method Statement (Reference 22_5837_02_11) that provides appropriate measures to protect the trees adjacent to the site.

The Tree Survey, Arboricultural Impact Assessment and Method Statement (Reference 22_5837_02_11) classifies two of the adjacent trees (T1 and T2) as moderate quality in good condition. The trees make an important contribution to the street scene, with few other trees or mature shrubs contributing to the soft landscaping of the area.

The Tree Survey, Arboricultural Impact Assessment and Method Statement (Reference 22_5837_02_11) makes reference of the need to undertake pruning works to the trees that overhanging the boundary of the development and the works, as set out in supporting information, should be undertaken in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work) and secured by condition.

The Tree Survey, Arboricultural Impact Assessment and Method Statement (Reference 22_5837_02_11) also acknowledges the development will encroach into the root protection area of T1 and the proposed construction of the foundations using small diameter piles and an above ground raft or beam solution to avoid trench excavation in the root protection area of T1 is welcomed. The foundation design should be secured by condition.

The proposed works, subject to the conditions listed below would ensure the protection of the trees on and off site and would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with Tree Survey, Arboricultural Impact Assessment and Method Statement (Reference

22_5837_02_11).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

c) Foundations:

No development other than demolition works shall commence until details of special foundations that will be able to 'bridge' the rooting areas of trees or foundations that can be inserted through the root system without causing harm to the trees of the neighbouring properties have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

d) Tree Protection: Levels:

No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

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 public surface water sewer within the immediate vicinity of 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 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity 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 gravity sewer 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

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to

Developer.Services@southernwater.co.uk

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 foul 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

Property Services Manager

No comment received

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Trees
- (v) Parking

(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 side, front and rear extensions as well as a rear dormer. This proposal follows an application which was refused due to the impact on the amenity of the flats which are located to the side of the site. This proposal has been amended following its initial submission to separate the rear elevation away from the outbuildings, add more internal linkages and to reduce the size of the rear dormer so that it appears more like a dormer than a flat roof extension which it had the appearance of previously and which was contrary to design guidance.

7.3 This proposal seeks to create an annexe to the side of the property where an immediate family member would reside. The proposal includes a side extension which would have dimensions of approximately 5.3 metres height, forming a pitched roof and with a depth of approximately 8.4 metres. This would feature a dormer to the rear roof slope which would have a flat roof with a width of approximately 3.9 metres. Two rooflights would feature within the front roof slope. This would form an annexe and would comprise of a living room at ground floor level, served by a front elevation window, a kitchen to the rear of that served by a high level side elevation window and a wc to the rear served by a side elevation window. At first floor level would be a bedroom served by the two front rooflight windows and there would be a bathroom towards the rear served by a rear elevation window in the rear dormer. An internal door would link the kitchen of the main dwelling with the annexe kitchen.

7.4 Towards the front of the property a front extension is proposed which would have a flat roof and this would create a porch area serving the main dwelling and the annexe - this would have a depth of approximately 1.4 metres, a width of 5 metres and a height of 2.5 metres, with a flat roof. This would have a front door and window and two separate doorways would be created internally to serve both the annexe and the main dwelling. A rear extension is also proposed which would be set in from the rear outbuildings and would have a half pitched roof and would project beyond the main rear wall by approximately 3.6 metres. This would create a conservatory and would

have internal linkages from both the annexe and the main dwelling . It would have a window and bi-fold doors to the rear and doors and windows to the side elevation.

- 7.5 The proposed extensions would add a reasonable footprint to the existing property however it is judged this could be accommodated within the size of the plot. The proposed side extension would have a height set down from the main roof ridge by a considerable amount and therefore is considered to maintain a subservient appearance to the host dwelling. The side extension would be sited almost on the side boundary - ideally this would be set off the boundary however with the ridge height set down, the side extension is not considered to appear overly dominant so as to cause harm to the character of the area and the property is located on the end of the row of properties and therefore terracing would be less of an issue. The rear dormer is fairly large within the context of the roof area in which it is set, however overall the scale is not deemed to be large enough to result in unacceptable mass and bulk .The dormer would be visible from limited public vantage points along Cunningham Road, however, this would only have a localised visual impact. The front and rear extensions are considered to be generally in keeping with the host dwelling in terms of their scale and appearance. Materials would match existing which would also help to keep the appearance of the works in keeping with 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 To the south east of the application site is a two storey apartment building, No's. 45-59 Cunningham Road (odd numbers). These face back towards the side of the application site, with the communal garden area backing on to the side of no 36 Cowan Road.
- 7.8 To the rear of the site is No. 43 Cunningham Road. There would be over 20 metres back to back separation distance between the properties which would meet the minimum separation requirements .
- 7.9 The attached property is No. 34 Cowan Road. The proposed rear extension would be set off the shared boundary and would not result in overshadowing or overbearing impact on the amenity of no 34.
- 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.

(iv) Trees

- 7.11 There are mature trees located to the west of the site very close to the area which is proposed for the side extension. Tree Protection plans have been provided and these have been reviewed by the Council's Tree Officer. The Tree Officer has no objection to the proposal subject to the imposition of several conditions which will be applied.

(v) Parking

- 7.12 The proposal would result in 4 bedrooms (the study in the main dwelling would be counted as a bedroom for parking purposes) . This would require 3 on site parking spaces to the front of the property which have ben shown on the submitted site plan.

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/23/00384

(A) 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:

22 Aug 2023	21007-STA-ZZ-00-DR-A-2200-P08
PROPOSED GROUND FLOOR	
22 Aug 2023	21007-STA-ZZ-01-DR-A-2201-P08
PROPOSED FIRST FLOOR	
22 Aug 2023	21007-STA-ZZ-RF-DR-A-2202-P08
PROPOSED ROOF	
22 Aug 2023	21007-STA-ZZ-ZZ-DR-A-2100-P09
PROPOSED SITE PLAN	
22 Aug 2023	21007-STA-ZZ-ZZ-DR-A-2300-P08
PROPOSED ELEVATIONS	
30 May 2023	21007-STA-ZZ-ZZ-DR-A-1110-P02
LOCATION 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.

- 4 Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for

Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

5 Tree Protection: Levels:

No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

6 Tree protection measures:

The development hereby permitted shall only be carried out in accordance with Tree Survey, Arboricultural Impact Assessment and Method Statement (Reference 22_5837_02_11).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

7 Foundations:

No development other than demolition works shall commence until details of special foundations that will be able to 'bridge' the rooting areas of trees or foundations that can be inserted through the root system without causing harm to the trees of the neighbouring properties have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

8 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension

hereby permitted the dormer bathroom window in the first floor on the rear elevation facing south west shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate independent unit of accommodation, or let or rented out separately.

Reason: The unit of accommodation is not in a satisfactory position and has insufficient outdoor amenity space and access to be occupied separately from the main dwelling having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework