
Site Address: 50 Ferndale, Waterloo, PO7 7PA
Proposal: Enlargement of existing dormer windows to front and rear elevations, Juliet balcony to rear.
Application Type: Full Planning Permission
Application No: APP/23/00368 Expiry Date: 16/06/2023
Applicant: Mr Cox
Agent: Mr Unsted Case Officer: Selina Donophy
 Alan Unsted MCIAT
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached chalet bungalow located on the east side of Ferndale, Waterloo. This property has a barn hipped roof and a flat roof dormer to the front roof slope. The front of the property is laid to lawn with a hardstanding allowing for the parking of vehicles on the site.

2 Planning History

None relevant

3 Proposal

Enlargement of existing dormer windows to front and rear elevations, Juliet balcony to rear.

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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection

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 proposed development would be contained within the existing building footprint and area of hardstanding to the north of the property.

The proposed development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Councillor Gwen Robinson

No comment received

Councillor Mike Seal

No comment received

Councillor Peter Wade

No comment received

Developer Services, Southern Water

Initial comments

Thank you for your letter dated 12/05/2023.

It appears that the developer is intending to build-over a public foul sewer which is crossing the site.

Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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.

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

Updated comments following removal of garage from proposals

Thank you for your letter dated 09/06/2023.

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 asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 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 new 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

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

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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: 12

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) 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 the enlargement of the front dormer alongside a flat roof rear dormer with a juliet balcony. A garage extension originally proposed has now been removed from the plans following initial Southern Water comments. The front dormer would be extended by approximately 1.5 metres in width with an extra window added to allow for an enlarged front bedroom. The proposed rear dormer (which would replace the small dormer currently to the rear roof slope) would have dimensions of approximately 7.4 metres in width, 2.4 metres in height and 2 metres in depth. This would feature a juliet balcony serving the second bedroom as well as a landing window and window serving a rear bathroom. An existing chimney on the south side of the property would also be removed. The front dormer would feature materials to match the existing. The rear dormer would be in weatherboard cladding to match the front dormer. A door to the side elevation would be blocked up and bi-fold doors would be added to the rear elevation.
- 7.4 In regards to these proposals, the extension of the front dormer is considered to be acceptable- other properties in the area have dormers of a similar size and dormers feature on most of the properties of this design within the street. The proposed rear dormer is larger than those within the surrounding area, and the width and height adds some degree of mass and bulk to the rear roof slope. On balance however, it is set down from the ridge and up from the eaves and there is some separation from both sides of the roof slope. Its size also falls well within normal 'permitted development' tolerances for rear dormers. With this in mind it is considered the rear dormer is an acceptable addition.
- 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 the north of the application site is no 52 Ferndale - there is a window to the side elevation of no 52 however this window is obscure glazed. The rear dormer would introduce new windows at first floor level however these windows would have views principally down the rear garden of no 50 and not directly down into adjoining private amenity spaces.
- 7.7 To the south of the application site is no 48 Ferndale. The rear dormer would introduce new windows at first floor level however as with No.50, these windows would have views principally down the rear garden of no 50 and not directly down into adjoining private amenity spaces.
- 7.8 To the rear of the site is land belonging to Havant Borough Council - no impact to the rear has been identified.
- 7.9 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) Parking

- 7.10 The property would result in 3 bedrooms which would require 2 on site parking spaces as specified in the Havant Parking SPD. These could be accommodated for on the existing driveway.

(v) Trees

- 7.11 There was previously a mature tree in the front garden however this has now been removed . Havant's Arboricultural Officer therefore has no objection to this proposal.

(vi) Drainage

- 7.12 Southern Water have been consulted on this proposal as a sewer runs along the north of the site . Originally the proposal included a garage and therefore a pre-commencement condition was requested by Southern Water. The garage was since removed by the applicant and Southern Water were reconsulted and have now removed the request for the condition.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00368 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:

231249/P01A	Proposed Floor Plans & North West & South West Elevations
231249/P02A	Proposed South East & North East Elevations & Site Location Plans

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.