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Site Address: 1 Hart Plain Avenue, Waterloooville, PO8 8RP  
Proposal: Demolish existing sunroom. Erect extension to existing garage. Side extension to existing chalet bungalow. Front, side and rear dormers. Additional height to north and east boundary walls.  
Application Type: Full Planning Permission  
Application No: APP/23/00849      Expiry Date: 02/01/2024  
Applicant: Mr and Ms Waters and French  
Agent: Mrs Fox      Case Officer: Joseph Toole  
            Critchley Architecture and  
            Design  
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 1 Hart Plain Avenue is located in Cowplain in a corner location to the south of Hart Plain Avenue and to the west of the A3 London Road. The property is a detached bungalow with first floor accommodation provided within the roof space including front and rear dormers. The main building is brown brick with brown tiles, the dormers have white cladding. To the south-west of the dwelling is a detached pitched roof double garage in brick and tile hanging to the gable and concrete roof tiles. It is noted from historic street views that the application site was formerly screened to the London Road and Hart Plain Avenue frontages by tall evergreen hedges.
- 1.2 In terms of the surroundings, to the west is No.3 Hart Plain Avenue a detached bungalow with other properties to the southern side of Hart Plain Avenue comprising bungalows or chalet style bungalows. The land slopes down from east to west such that the application site is set higher than the nearest properties to the south side of the Avenue. The north side of Hart Plain Avenue again includes bungalows and chalet style bungalows with the exception being 2a Hart Plain Avenue which is a two storey property with rooms in the roof and dormer windows.
- 1.3 London Road to the north of Hart Plain Avenue is characterised by two storey semi-detached and detached dwellings. London Road to the south of Hart Plain Avenue is characterised by well set back detached properties of single and two storey design.

## **2 Planning History**

93/53776/004 - Extensions and alterations to dormers to front and rear.,  
PERM,23/09/1993

93/53776/005 - Use of site for car sales business., REF,19/11/1993

92/53776/002 - Detached double garage to front., PERM,29/03/1993

04/53776/006 - Conversion of existing detached double garage into a dwellinghouse including provision of dormer window to the side (north west) elevation. Utilising existing access to Hart Plain Avenue., REF,10/05/2004

08/53776/007 - Demolition of existing dwelling and erection of 8No. apartments with associated car parking and landscaping., REF,28/03/2008

08/53776/008 - Outline Application for construction of 5No. dwellings with associated landscaping, parking and access alterations. (Demolish existing dwelling.), REF,17/12/2008

APP/22/01094 - Erection of two storey side, rear and front extensions, alterations to fenestration. Replacement garage and erection of a garden room. Increase in height of front boundary wall with sliding entry gate., Appeal Against Non-Determination Dismissed 4th October 2023

### **3 Proposal**

- 3.1 The proposal would involve a number of works such as the demolition of the existing sun room, a side extension and front, side and rear dormers. There would also be an extension to the existing detached garage and additional height to the northern and eastern boundary walls.
- 3.2 Under planning application APP/22/01094 the proposal was the erection of a two storey front, side and rear extensions; Replacement of garage and erection of a garden room; There was also an increase in height of front boundary wall with sliding entry gate. An appeal was lodged against non-determination. The Council provided an appeal statement outlining their concerns with the proposal and how it would have been refused. Subsequently, the appeal was dismissed due to the following reasons:
- The proposal would have an unacceptable adverse impact on the character and appearance of the area
  - It would have an undesirable overbearing and unneighbourly effect on the internal and external living conditions of the existing occupiers of No.3 Hart Plain Avenue with regards to outlook
- 3.3 This proposal differs from the previous appeal dismissal by the following:
- removing the second floor level
  - reducing the ridge height from 9.3 metres to 7 metres
  - changes in design with the addition of dormers within the roof
  - removal of proposed front garage and the retention of rear garage
  - removal of sliding entry gate
- 3.4 The proposal has been further amended from the original submission. These included reducing the overall proposed height, half hipping the roof on the eastern side and reducing the side 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)  
DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Councillor Carly Scannell - Hart Plain**

No Comment.

### **Councillor E Shimbart - Hart Plain**

No Comment.

### **Councillor James Blades**

No Comment.

### **Southern Gas Networks - stage 1**

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

### **Portsmouth Water**

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

### **Scottish and Southern Electricity Networks**

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, [ge@ssen.co.uk](mailto:ge@ssen.co.uk)

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, [connections@sse.com](mailto:connections@sse.com)

## **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: 3

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) CIL
- (v) Other matters

(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 works would have brick (ivanhoe Westminster) to the walls and tile hanging to the dormers. The proposed roof tiles would be marley concrete plain tiles. These materials are considered to be appropriate within the context of the area which has a number of different finishes.

7.4 The site is on the corner of Hart Plain Avenue and London Road and is in a prominent position when viewed from the north, east, south and west. The site is also on raising ground when viewed from the west as the land slopes up towards the site. Following the removal of a significant evergreen hedge the site is now very open with relatively low walls. The existing development consists of a modest bungalow with rooms in the roof and front and rear dormers together with a double garage. The current building has a maximum ridge height of approximately 5.5 metres. The proposed scheme would increase the ridge height to approximately 7 metres using the majority of the existing footprint. The proposed increase in height is considered to be acceptable within the context of the street, which has a mixture of one storey, chalet bungalows and two storey properties. It is also worth noting the application site is considered of sufficient size for this scaled property.

- 7.5 The brickwall along the eastern and northern boundary would be increased by approximately 0.6 metres. Due to the land sloping towards the west it is considered to have a limited impact upon the street scene with views of the main house being maintained. As such, the additional height to the walls are not considered to have an adverse impact upon the street scene.
- 7.6 The existing double garage would be extended out to the front. Due to its modest increase in size it is not considered to have an adverse impact upon the character of the area. Details were requested on the use of the first floor space within the garage. The applicant's agent confirmed it would be used for storage purposes to make up for the limited space within the main dwellinghouse. This is considered to be an appropriate use. If permission is forthcoming a condition for the garage to remain incidental to the main dwellinghouse shall be recommended.
- 7.7 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

- 7.8 In relation to neighbouring properties the closest properties are No's.3 and 2a Hart Plain Avenue, and 243 London Road.
- 7.9 No.3 Hart Plain Avenue is a bungalow set slightly lower than the application site. The proposed roof extension would increase the mass and bulk along this boundary. However, due to the modest increase in height of 1.5 metres and the roof hipping away from the boundary it is not considered to have an adverse impact on the neighbouring occupiers in terms of appearing overbearing, causing an harmful loss of light and reducing outlook.
- 7.10 No.2a is set to the north of Hart Plain Avenue and would be set well off the application dwelling. It is not considered that the proposals would be harmful to the residential amenities of this property.
- 7.11 No.243 is located to the south-west of the application site and is set well off, it is not considered that the proposals would harmfully impact the occupiers of this property.
- 7.12 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) CIL

- 7.13 The proposal would result in a floorspace increase of more than 100sqm therefore CIL liable. Residential exemption has been claimed.

(v) Other matters

- 7.14 This site falls within a 50 metre radius of a priority habitat, SINC and Ancient woodland inventory. However, as the proposal is for extension works to the existing property, the construction works are not likely to have an impact on these species/areas. Comments were received from Portsmouth Water, SGN and Scottish and Southern Electricity Networks and therefore appropriate informatives are recommended to draw the applicant's attention to the matters raised.

**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.

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**9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00849 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:

Location Plan and Block Plan - 22055 120 REV A  
Proposed Site Plan - 22055 121 REV A  
Proposed Floor Plans - 22055 421 REV A  
Proposed Elevations - 22055 521 REV A  
Existing and Proposed Street Elevations - North - 22055 523 REV A  
Existing and Proposed Street Elevations - East - 22055 524 REV A  
Proposed Garage Plans - 22055 422  
Proposed Garage Elevations - 22055 522

**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 detached garage shall be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used as a separate dwellinghouse, nor for any business or commercial activities which are not wholly incidental to the enjoyment of the 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.