
Site Address: 36 Hurstville Drive, Waterloooville, PO7 7ND
Proposal: Alterations to frontage and partial extension of rear roof to form a dormer window.
Application Type: Full Planning Permission
Application No: APP/23/00633 Expiry Date: 18/09/2023
Applicant: N Smith
Agent: Mr Williams Case Officer: Selina Donophy
JLRW Architecture
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the south side of Hurstville Drive, Waterloooville, where the road forms a cul-de-sac. The property has a pitched roof with stone, brickwork and cladding to the elevations . Towards the front of the property is on site parking and to the rear is the outdoor amenity space.

2 Planning History

94/58971/000 - Front entrance hall extension and rear garage extension,
PERM,21/04/1994
APP/16/00136 - Installation of side dormer., PERM,01/04/2016

3 Proposal

Alterations to frontage and partial extension of rear roof to form a dormer window.

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

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 foul sewer within the development site.

- The gravity sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- 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 new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Furthermore, 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

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

Yours faithfully,

Future Growth Planning Team

Developer Services

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: 7

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 an extension above the rear flat roof to create an additional flat roof rear dormer to create a bedroom , an additional dormer would also be created with a juliet balcony. The landing window would be replaced to the front elevation and materials would be changed from stone to cladding in hardie plank colour boothbay blue or similar. The proposal has been amended following its initial submission to remove the full rear balcony due to overlooking concerns raised by the case officer to the property located to the rear .

7.4 The proposed dormers are considered to be in keeping with the existing design of the property and would appear generally subservient within the rear roof slope. The changes to materials are also considered to be acceptable changes to the appearance of the dwelling and would not appear harmful to the streetscene.

- 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 rear (south west) of the application site is no 30 Hurstville Drive. The application property is sited at an angle to no 30. The rear bedroom window would now be set back with a juliet balcony and the other dormer window proposed would have views that face more towards the blank side gable of no 30 . There is an existing rear dormer window which offers views back towards no 30 and therefore the situation is not considered to be worsened from existing. The reason why the balcony as proposed previously was considered too overlooking was due to the prolonged use of a balcony as a leisure space than a window or juliet balcony which generally offers more fleeting views.
- 7.7 To the east of the application site is no 38 and to the west of the application site is no 34. The proposed rear dormer windows would not offer direct views down towards private amenity spaces at these properties , views would generally be down the rear garden of the application site instead. The alteration to the front elevation would not result in any overlooking issue to properties opposite the front elevation of the property as these are separated by the road and already have some element of overlooking from existing first floor windows.
- 7.8 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

- 7.9 There are three parking spaces towards the front of the property which meets the parking requirements.

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/23/00633

(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:

19 Sep 2023	23012_101_A	EXISTING & PROPOSED
FLOOR & ROOF		
19 Sep 2023	23012_102_A	EXISTING & PROPOSED
ELEVATIONS		
10 Aug 2023		LOCATION PLAN
10 Aug 2023	23012100	BLOCK PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 At no time shall the flat roof to the rear of the rear dormer hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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.

- 4 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.