
Site Address: Woodside, Stakes Hill Road, Waterloooville, PO7 7BD
Proposal: Upper story front extension and rear window to be fitted to bedroom looking on to garden.
Application Type: Full Planning Permission
Application No: APP/23/00540 Expiry Date: 12/09/2023
Applicant: Mr Packham
Agent: Case Officer: Josephine Lacey
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

The property is located on the northeast side of Stakes Hill Road. It is a two-storey detached dwelling with a pitched roof and gable ends to the front, rear and east side elevations. There is tile hanging and brick to the front elevation. The windows are uPVC. There is a flat roof covering the garage, entrance and porch to the dwelling. The neighbouring properties are of similar scale and design.

2 Planning History

APP/21/00058 - Raise crown over highway on to 5.2 m and raise remainder of crown to 3M where required and reduce lower east facing sector of crown by 1m but only where required to increase clearance off the front of house from 2m to 3M subject to TPO 1663, PERM,18/03/2021

3 Proposal

Upper story front extension and rear window to be fitted to bedroom looking on to garden.

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

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

Please note: There is a private foul sewer within the development site.

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.

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

Hampshire Biodiversity Information Centre

Within 50m Priority Habitat - Lowland Mixed Deciduous Woodland

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: 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) 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 proposal is for an upper storey front extension and a window to be fitted to the rear of the property to accommodate for a new dressing room and additional daylight into the connected bedroom. The proposed dressing room would infill space to the front of the property, continuing in line with the existing front and side elevations. The proposal would have a flat roof. It would be clad in composite cladding and will be a light stone colour with a slight grained texture. There are dwelling houses along Stakes Hill Road within the locality with mixed materials including cladding, and this chosen material for the cladding is neutral and would not harm the character of the area. The chosen materials are in keeping with the main dwelling and surrounding area, with uPVC being chosen for the windows and EPDM rubber chosen for the roof. It is modest in scale and will not dominate the front or side elevations. Although the small extension is flat roofed it would be viewed from the streetscene against the backdrop of the existing pitched roof, on balance this is considered acceptable.

- 7.4 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

- 7.5 To the north is the property 'Tarrina'. The proposal is not likely to have any impact on this property as it is not extending past the building line and is concentrated to the opposite side of the dwelling. The rear window may overlook this property's rear garden, but there are already two upper storey rear windows on this elevation which are in closer proximity to this property's garden. In conclusion, the proposal is unlikely to cause a limited and acceptable amount of loss of light, privacy and outlook on this property.
- 7.6 To the south is the property 'Treetops'. The proposal will be on the elevation facing this property, but there are no additional windows to be added to the side elevation. There is a large enough distance between the properties for this addition not to be overbearing or cause overshadowing to this property. The rear window will overlook the rear garden to some degree, but there are already two upper-storey rear windows on this elevation. In conclusion, the proposal will cause a limited and acceptable amount of loss of privacy, light or outlook to this property.
- 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) Other matters

- 7.9 It is noted that the property lies within 50m of Lowland Mixed Deciduous Woodland, however due to the small scale of the development and the fact that the proposal is not within the boundary of this area, it can be deemed that the proposal would not have an adverse effect on the habitat.

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/23/00540 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 - dated 24/06/2023
BLOCK PLAN uploaded 18/07/2023
PROPOSED FIRST FLOOR PLAN - uploaded 17/07/2023
PROPOSED FRONT ELEVATION - uploaded 17/07/2023
PROPOSED REAR ELEVATION - uploaded 17/07/2023
PROPOSED SIDE ELEVATION - uploaded 17/07/2023
CLADDING CONFIRMATION

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/details, 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.