
Site Address: 1 Chepstow Court, Waterlooville, PO7 8NH
Proposal: Erection of single storey side/rear extension to link dwelling to garage, single storey extension (west elevation) to existing garage to replace existing car port and associated works.
Application Type: Full Planning Permission
Application No: APP/23/00028 Expiry Date: 27/03/2023
Applicant: Mr. Pennekett
Agent: Mr Potter Case Officer: Selina Donophy
James Potter Associates
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the west side of Chepstow Court, Waterlooville. This property has a pitched roof with brickwork and cladding to the elevations. Set back towards the side/ rear is a detached garage with parking space to the front. The side of the garden runs parallel with Aintree Drive. The area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

Erection of single storey side/rear extension to link dwelling to garage, single storey extension (west elevation) to existing garage to replace existing car port and associated works.

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 D Keast - Cowplain

No comment received

Councillor Narinder Bains - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

Developer Services, Southern Water

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Site: APP/23/00028: - 1 Chepstow Court, Waterlooville, PO7 8NH.

Thank you for your letter dated 30/01/2023.

It appears that the developer is intending to build over to 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 to 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

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 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. 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](https://www.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

Hampshire Highways

I refer to the consultation on the above planning application and would advise that as the application is for an extension to a single dwelling with no change of vehicle access on to the public highway, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority - <https://www.hants.gov.uk/transport/developers/consultation>

Case officer comment :Further Highways comment

I refer to the further consultation regarding the above application and would offer the following assistance.

It is confirmed that the Application does not involve any proposed changes to the dropped kerb and will remove some existing planting which would improve visibility to/from the access to vehicles and pedestrians which offers benefit to vehicles and pedestrians. The drawing provided shows two vehicles parked in tandem to the front of the building measuring with spaces of 2.4 metres x 4.8 metres which meets standard with on being retained to the side of the building with the same dimensions. The driveway extension will be constructed of blocks as with the existing drive and this will provide a porous surface which will reduce the likelihood of surface water draining to the highway.

The visual impact of the proposed changes will be considered by the Planning authority.

I refer further to the earlier formal Highway Consultation response dated 20 February 2023.

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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Your Reference APP/23/00028 Block & Location Plan Reference: 22058-PL-001	

Proposed Plan to Extend/Convert property to No.1 Chepstow Court, PO7 8NH
Concerns rather than Objections.

FAO Miss S Donophy,

1. The garages belong to property home owners Nos 4 to 8. (redacted text). I have to reverse in and shuffle my car back and forth, using the entire width of the area to enable me to get it into my garage.

The users are solely those that own one of the garages and should be kept clear at all times of any obstacles. My concern is that materials, machinery and vehicles will block the access to my garage, whilst carrying out proposed works. Creating an unnecessary problem.

2. It is a small close with 4 step downs/driveways, including No.1's. Leaving limited parking facilities. A narrow entrance, only wide enough for a single vehicle to pass through. Therefore it is hoped that all building materials will be housed on the property of No.1 and not on the road within the close.

(Redacted text)

3. Regards the answers on the redacted form:

Trees and Hedges: 'NO' ticked on both answers. To park 2 vehicles in front of the house seems nigh on impossible without removing the tree and hedges. Parking: Will it affect the parking and access to the close? Answer again 'NO'. I am not so sure. Let's hope not. Also the area of front garden to the west of the proposed extension was used to park one of their vehicles. Now made impossible. IF they were to try and use it once again for a vehicle, they would have to remove the hedge and use the garage owners' access to drive it in and out. This will prove positively dangerous or worse fatal. It is a blind spot. Impossible to see anyone exiting the garages.

4. I have no objections to the actual erection of the single storey side/rear extension within their property

Whilst these concerns are noted it is the responsibility of the applicant to ensure that any construction work does not result in obstruction to surrounding residents.

Building materials should not be sited on any land that is not within the ownership of the applicant.

Noted- the planting in the front garden was viewed at the time of the site visit. The applicant has confirmed that some of the planting will stay however these are not protected and the applicant does not require planning permission to remove these at their will.

This is not a classified road and the applicant is making use of the existing dropped kerb.

boundary. Just the concerns of the above mentioned.	
letter dated 13.2.23 - this has been summarised by the case officer : Issues raised : Trees and hedges These will have to be removed and will look ugly with the parking to the front Parking Parking spaces will be lost Access to the close needs to be retained noting elderly residents live there . Deliveries should be delivered via Aintree Drive . Is the window required in the workshop facing the garages ? Development has occurred to the side boundary facing Aintree Drive.	Noted however these could be removed by the applicant outside of planning regulation. Noted however parking allocation has been met with the proposed front garden parking spaces. This is outside of planning control- the applicant should ensure that deliveries and construction work takes place without impacting access and the amenity of other residents. Please see 'Impact on neighbour amenity' section Thank you - yes the case officer is aware - the area in question doesn't directly impact this proposal however the relevant bodies will be made aware to investigate.
(Redacted text) I fully support this development as it is making use of existing buildings and structures and it will have no impact on the parking within the close as all the normal parking will be contained on the existing plot and will not impact the look of the surrounding area. I think it is a great idea to re-purpose of the existing buildings and space.	Comments noted.

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 and highways

(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 conversion of the existing garage to now form a gym . The car port to the rear would be removed and replaced with an extension which would form a workshop with internal access from the gym. The workshop would have dimensions of approximately 4.3 metres width by 3.25 metres height, with a flat roof. This would have a window to the north side and doors to the south side , leading into the garden of the property. In the roof would be two roof lights. An extension is also proposed which would link the gym/garage with the main house. The land is not level however taken from the highest land level this would have a height of 3 metres with a pitched roof and would project beyond the side wall of the main house by approximately 1.5 metres with a doorway to the front elevation which would lead down past a utility room with doors and a window on the side elevation leading into the main rear garden. Proposed materials would match existing.

7.4 The proposed extensions are considered to be acceptable additions to the property - the workshop would replace the existing car port and the side extension would be relatively modest in size and appearance , with materials in keeping with the host dwelling. Overall the extensions could be accommodated within the plot without appearing overdeveloped and no harm to the host dwelling or the wider character of the area has been identified.

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 west of the application site is no 16 Aintree Drive . The rear garden of no 16 runs alongside the rear garden of the application site. The proposed workshop would replace the existing car port. This would be raised up in height from the car port by approximately 80 cms however it would be located away from the rear elevation of no 16 and therefore would not result in harmful overshadowing to private amenity spaces and is not considered to be significantly more impactful than the existing structure . The link extension would be set off away from the boundary and is not deemed to result in harm to the amenity of this property.

7.7 To the north of the application site is the garage block not in ownership of the applicant. The workshop window would overlook this space, however this would not result in overlooking towards private amenity spaces and therefore the window is deemed to be an acceptable addition.

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).

(iv) Parking and highways .

- 7.9 Whilst parking access would ideally be retained to the existing parking area to the side of the property three parking spaces are now to be provided towards the front of the property as shown on the submitted parking plan. These would meet the Parking SPD allocation number and size requirements and are considered to be acceptable. Highways have been consulted on this application and have confirmed they have no objection to this proposal.

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/23/00028

(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:

22058-PL-001 REV A	LOCATION PLAN INC PARKING PLAN
22058-PL-001 REV B	BLOCK PLAN WITH PARKING PLAN
22058-PL-003	PROPOSED FIRST FLOOR PLAN
22058-PL-006	PROPOSED GROUND FLOOR PLAN
22058-PL-008	PROPOSED ELEVATIONS 1
22058-PL-009	PROPOSED ELEVATIONS 2

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and

proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.
- 5 The car parking spaces hereby permitted, shown on the approved plans, shall be kept clear and available for the parking of vehicles prior to the development 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.