
Site Address: 10 Dudleston Heath Drive, Waterloooville, PO8 8AR
Proposal: Single-storey rear and side extension. Covered entrance porch.
Application Type: Full Planning Permission
Application No: APP/22/01239 Expiry Date: 17/02/2023
Applicant: Mr Hammond
Agent: Mr Tomes Case Officer: Jenni Price
 Tomes Architects
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Dudleston Heath Drive, Waterloooville, PO8 8AR

2 Planning History

01/66293/000 - Dormers to front and rear., WD,08/08/2001

3 Proposal

Single-storey rear and side extension. Covered entrance porch.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

Councillor Narinder Bains - Cowplain

Councillor Neil Bowdell - Cowplain

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: 2

Comment	Officer Comment
As an immediate neighbour of number 10 Dudleston Heath Drive, I am fully in support of these proposals for this property.	
I have no problem with what happens in their back garden. The porch, however, is not in-line with the rest of the Road. And as for the work traffic, from previous experience, it will cause a disruption to the rest of the cul-de-sac for months. Whilst it's appreciated building materials have to be delivered, it's the builders and homeowners lack of consideration shown to other neighbours in the road that causes problems. Blocking driveways, making it difficult for neighbours to get on and off their drives. Parking on pavements making it hard for pedestrians and cars to either walk or drive up or down the road. The road is already jammed with people from neighbouring roads and visitors to the Padnell Park parking in it, where are they planning on parking their 3 cars?	This report will consider the material planning conditions. <u>The porch</u> The proposed porch has a floor area, height and siting that is within permitted development and therefore is acceptable. <u>Parking</u> The plans show that there is adequate parking provision for 4 cars including the garage.

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 The proposed extensions are to be located to the front, side and rear of the property, although the porch will be seen it is felt that the size and design is within the permitted development allowance and is acceptable in this instance. The rear extensions will not be visible from Dudleston Heath Drive therefore it is considered that the proposal would not result in a significant impact to the character of the area. Notwithstanding this, the materials to be used are to match the existing dwellinghouse.

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 The most affected property is no. 12 due to the location of the proposed extension (subject property) to the rear which will project a further 4m from the existing extension. The property at no. 12 has a garage extension that wraps around to the rear and has been set away from the boundary by 1m (PP 71/17942). The floor plans of this planning permission show that the nearest window is to a WC.

7.6 The extension will project a further 4m into the garden area along the western boundary. It has been considered that the 1.8m high boundary fence would reduce any overlooking issues and considering the location of the nearest habitable window in the ground floor of the main elevation of no. 12 this outlook has already been reduced by the wrap around extension which is sited in front of this lower ground floor window closest to the boundary with no. 10. Further to this the current outlook from no. 12 has already been reduced due to the existing extension at no. 10.

7.7 The property at no. 8 has a single storey rear extension which is set away from the boundary. There is a small window located in the side elevation which is above 1.7m and given the distance of this extension from the boundary it is considered that the extension at no. 10 would not be effected by a reduced outlook, loss of light or overshadowing.

7.8 It is considered that the proposed extension would not compromise the outlook of the adjoining occupiers and would not result in loss of light or overlooking to the occupiers of this neighbouring property. Further to this the extension has been designed with no windows in the side elevations.

7.9 The floor area, the height and siting of the proposed porch is considered permitted development and therefore subject to matching materials being used has the benefit of not requiring planning permission. A condition will be placed on any grant of planning permission regarding matching materials to be used.

(iv) Parking

7.10 The submitted plans show that there is adequate parking provision for up to 4 cars including the garage.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to GRANT permission for application APP/22/01239 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:

Site Plan C3514-1
Existing Elevations C3514-4
Block Plan C3514-2
Existing Floor Plan C3514-3
Propose Floor Plan C3514-5A
Proposed Elevation Plan C3414-6A

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.