
Site Address: 59 Cavendish Drive, Waterloooville, PO7 7PL
Proposal: Proposed single storey rear extension and extension to existing dormer.
Application Type: Full Planning Permission
Application No: APP/23/00396 Expiry Date: 27/06/2023
Applicant: Mr & Mrs Beaden
Agent: Mr Bessant Case Officer: Selina Donophy
 JB Architecture Design Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow with rooms in the roof located on the north side of Cavendish Drive, Waterloooville. This property has a barn hip roof with a projecting pitched roof to the front elevation. To the east side is a dormer set into the side roof slope and to the side of the property is a garage. The dwelling is set back from the road with a driveway to the front providing on site parking space.

2 Planning History

None relevant

3 Proposal

Proposed single storey rear extension and extension to existing 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)

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 Gwen Robinson
No comment received

Councillor Mike Seal

No comment received

Councillor Peter Wade

No comment received

Developer Services, Southern Water

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

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

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: 10

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

(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 to the existing side dormer, some external alterations to fenestration and a single storey rear extension. The proposed dormer extension would have a revised total depth of approximately 3.6 metres and would allow for an enlarged bathroom.

7.4 The proposed rear extension would have dimensions of approximately 4 metres depth by 5.8 metres width by 5.7 metres to ridge height and 2.5 metres to eaves height. This would feature rooflights in the side and rear roof slopes, bi-fold doors to the rear elevation and windows to the west and east side elevations. The extension would create a family room/dining area to the rear. The internal layout would be reconfigured with the side elevation kitchen door and wc window to be removed (the wc would now form part of a larger ground floor bathroom) and a set of doors would be added to the (east) side elevation forming now an open plan living area where there was previously an office. Proposed materials include roof tile and brickwork both to match existing.

7.5 The proposed extension is considered to be in keeping with the host dwelling in terms of its design and scale, the roof ridge would come fairly high however this matches in design the front elevation and is consistent with that roof design. It would not be highly visible from the public realm and would match the existing dwelling in terms of materials. The proposed side dormer, whilst larger than existing, would still sit subserviently within the roof slope and is considered to be an acceptable addition.

7.6 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

7.7 To the east of the application site is no 69 Ferndale. The dormer would serve the bathroom and currently serves a W.C., although the window would be slightly larger,

no harmful impact has been identified in terms of overlooking from this window.

- 7.8 To the north east of the application site is no 71 Ferndale. The proposed extension would be sited over 20 metres away from the rear elevation of no 71 and would be located at single storey height- no harmful impact has been identified in terms of overlooking (rooflights serve the ground floor) or overbearing impact on no 71 as a result of this proposal.
- 7.9 To the west of the application site is no 57 Cavendish Drive. The proposed rear extension would be located a considerable distance away from the shared side boundary with no 57 and is not considered to result in harm to the amenity of no 57.
- 7.10 To the rear (north) of the application site are the rear elevations and gardens of nos 18 and 20 Oakhurst Drive. The extension would be located at single storey level and would be located over 40 metres away from the rear elevations of these properties, therefore no harm has been identified.
- 7.11 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.

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/23/00396

(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:

PL.672.23.01	LOCATION AND BLOCK PLANS
PL.672.23.04 D	PROPOSED FLOOR PLANS
PL.672.23.05 D	PROPOSED ELEVATIONS

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.