
Site Address:	61 Burnside, Waterloooville, PO7 7QG		
Proposal:	Two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00041	Expiry Date:	24/03/2023
Applicant:	Mr G Taylor		
Agent:		Case Officer:	Graham Speller
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1 The site is located on the northern side of Burnside and is occupied by a two storey semi detached dwellinghouse.
- 2 The surrounding area is residential in character with properties of similar and varying styles and design many of which have been extended.
- 3 To the rear of the site is a tree covered area known as The Queens Enclosure.
- 4 A small part of the end of the rear garden is within Flood Zone 2.

2 Planning History

APP/18/00796 - Application for Certificate of Lawfulness relating to conversion of garage to habitable space and erection of single storey side extension.,
PERM,04/10/2018

3 Proposal

- 3.1 Two storey side extension following demolition of existing single storey side extension.
- 3.2 The application was amended during the course of its consideration, setting back the side extension by 800mm and removing the hipped projection. Reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

- The 300 mm public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul 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

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (v) Ecology and trees
- (vi) Flood risk

(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 As noted above, many properties in the locality have been extended at two storey. The revised proposal has a set back and whilst not subservient to the host property, the appearance would be similar to others in the road and in that context would not appear out of character nor adversely impact the visual amenities of the street scene.
- 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 proposal would be set off the side boundary by 1.8m; 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, 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

- 7.6 The proposal would increase the number of bedrooms from 3 to 4 thereby requiring 3 parking spaces to accord with the Council's parking SPD. The applicant has provided a parking plan demonstrating that this can be accommodated to the front of the property.

(v) Ecology and trees

- 7.7 The applicant has completed a biodiversity checklist. Whilst there are trees to the rear, the proposed development would primarily be on the siting of an existing single storey side extension, which is to be demolished. Therefore, it is considered that there would be no adverse impact on ecology or trees as a result of the development.

(vi) Flood risk

- 7.8 As noted above, a small part of the end of the rear garden is within Flood Zone 2.
- 7.9 The applicant has submitted an Environment Agency householder flood risk assessment in which it states that floors will be no lower than existing, provide waterproof sealed doors and set socket points 400mm above floor level.

- 7.10 Taking a proportionate approach and bearing in mind it is only the extreme end of the garden that is shown as being with Flood Zone 2, it is considered that there would be no increase in flood risk as a result of the development.

8 Conclusion

- 8.1 The scale, siting and design of the revised proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00041 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
AMENDED SITE PLAN 30/03/2023
AMENDED BLOCK PLAN 30/03/2023
AMENDED PROPOSED FLOOR PLANS 30/03/2023
AMENDED PROPOSED ELEVATIONS 30/03/2023
FLOOD RISK ASSESSMENT

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.
- 4 All flood mitigation measures shall be carried out in accordance with the approved details set out in the flood risk assessment.
Reason: To reduce the overall and local risk of flooding and to comply with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.