
Site Address:	3 Welchwood Close, Waterlooville, PO8 9SL		
Proposal:	2 storey front extension and decking to side (West) elevation.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00140	Expiry Date:	19/04/2023
Applicant:	Mr T Mendoza		
Agent:	Mr M Wilkes	Case Officer:	Jenni Price
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Welchwood Close, Waterlooville, PO8 9SL

- 1.1 The application site consists of a detached two storey dwelling with a front gable end and the main entrance on the side of the property which leads onto the hardstanding. To the east is a detached garage which is sited on the boundary with no. 4.

The level at the site decreases from east to west with the garden area located north, south and west of the property.

To the east the dwelling shares a boundary with no. 4 which is separated by a small boundary wall and a detached garage. To the north is property at no. 2 which is sited slightly higher due to the change in land levels. There is a boundary fence and mature trees located on the southern boundary.

2 Planning History

None.

3 Proposal

2 storey front extension and decking to side (West) elevation.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comment

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Southern Water

Thank you for your letter dated 23/02/2023. It appears that the applicant is proposing to abandon/divert a public foul sewer. Any public sewer diversion proposals shall be approved by Southern Water under Section 185 of the Water Industry Act. An application should be made using Southern Water's Get Connected Service at 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, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/23/00140 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

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: 7

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

(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 works have materials to match the existing property and the extension and decking will remain subservient to the main dwelling house. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

- 7.4 The proposed works would create symmetry to the front elevation of the existing dwellinghouse with the same ridge height as existing. Due to its size and design the proposed extension is considered to be in keeping with character of the area.

- 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 or of the street scene.

(iii) Effect on neighbouring properties

- 7.6 To the front the view of the two-storey extension will be obscured from no. 2 by trees that are sited on the boundary. Further to this the land levels drop down from no. 2 which would further reduce any impact on this neighbour's outlook. The proposed decking will be to the rear of the property. In considering the outlook from the properties at Lovedean Lane the land levels drop down from the subject property, however the distance from the rear of the property to the boundary is 6m with the total distance between the properties in Lovedean lane and the subject property being 27m where there is also a detached garage which would obscure some of the view. The property at no. 4 is adequately set away from the proposal and so is considered that the extensions to the property would not have a detrimental effect and are not considered to cause harmful overlooking to any neighbouring property or result in the harmful loss of light to the neighbouring property.

- 7.7 To the rear there would be windows on the ground and first floors of the proposed extension. These are considered to create views expected in a residential area and similar to those already established on site thus not considered to cause directly harmful overlooking to the neighbouring properties at Lovedean Lane. The proposal includes raised decking to the rear of the property. As the garden area drops away from the property it would allow for a view of the top of properties in Lovedean Lane however, although the rear raised terrace would be potential for some overlooking, this is already the case with the existing views from all windows facing towards the rear garden area.

- 7.8 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.9 There are no changes proposed to the parking area of the property which is sited to the east of the property where there is also a detached garage on the eastern boundary with no. 4 and a hard standing which can provide adequate off street parking for up to 3 vehicles.

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/23/00140 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 and block plans 2214-101A
Proposed elevations 2214-400A
Proposed floor plans 2214-401B
Existing floor & elevation plans 2214-404

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.