
Site Address:	141A Stakes Road, Waterloooville, PO7 5PL		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01091	Expiry Date:	24/01/2023
Applicant:	Mr C James		
Agent:		Case Officer:	Jenni Price
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 141A Stakes Road is a large detached dwellinghouse situated off a private road in Waterloooville. The dwellinghouse is situated on un-even land which declines in level from south to north and east to west.
- 1.2 The application site has a modest front amenity space which is laid as gravel centrally in order to accommodate two parking spaces with a border laid as lawn. A detached garage is present to the rear south of the site. To the rear the land is laid as patio to the west with lawn present to the east of the site. The site is surrounded by a mixed curtilage boundary constructed of high level hedging and close boarded timber fencing with a timber open gate to the front. There is a particularly tall screen above part of the northern boundary fence. Mature trees are present to the east of the application site outside of the curtilage.

2 Planning History

03/68564/000 - Erection of single storey detached outbuilding to east of dwellinghouse and existing outbuilding., PERM,27/01/2004

APP/17/01334 - Proposed two storey rear extension with external alterations after demolition of existing sun lounge., REF,16/03/2018

3 Proposal

Single storey rear extension. The proposed extension will measure approx. 4.03m in depth, 4.7m wide and have an overall height of 3.45m with a pitched roof.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

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

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/22/01091 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Hampshire Biodiversity Information Centre

Within 50m Priority Habitat - Lowland Mixed Deciduous Woodland

Within 50m - Static Water Pond

Officer Comment - It is not anticipated that this modest domestic extension would impact these features.

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: 1

Comment	Officer Comment
I confirm that I have no objections.	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) Flooding

(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 proposal is for a single storey extension to the rear it will project approx. 4.03m and is proposed to be in line with the existing north side elevation.
- 7.4 The extension incorporates a pitched roof and subject to appropriate detailing and materials is considered to have an acceptable impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

- 7.5 In terms of the impacts on neighbouring residents, the main impacts are considered to be to 143 and 141B Stakes Road.
- 7.6 No.143 is set well off the proposed extension to the south of the application site. Whilst there will be bi-fold doors facing onto the southern boundary the outbuilding, boundary fencing and distance from the proposal are considered to result in an acceptable siting and location to not overlook this occupier or be a cause of overshadowing.
- 7.7 In relation to No.141B the single storey extension is proposed to be sited approx. 1.3m from the site boundary. It is worth noting that there is a drop in land levels between the dwellings by approximately 1m meaning that No 141B is lower in position than No 141A, however, the proposed is a single storey with an overall height of 3.4m which has been designed with high level windows in this elevation reducing any issue of overlooking. The agent/applicant has confirmed by email that these windows will be 1.9m from ground level and they would accept obscure glazed windows as part of any condition. The total distance between the elevation of this extension and the nearest elevation of this neighbouring property is approx 3.4m and there is a 1.8m high boundary fence with trees and bushes which will further reduce any overlooking.
- 7.8 As the development would be located to the south of the application site late morning and afternoon sun and natural light reaching the rear of No.141B would already be impacted by the existing boundary fence and high hedges/trees. The presence of significant trees to the east of the site already compromises the amount of sunlight reaching the rear of 141B and this also creates existing overshadowing. Therefore, it is considered that the proposal which would replace the existing conservatory would not cause a detrimental impact to light levels or add further to any overshadowing to the rear conservatory of the dwellinghouse, and to the rear patio area of this property.

- 7.9 During the course of the consideration of the planning application negotiations took place with the agent/applicant seeking amendments to the proposal of a two storey extension to reduce the size and scale of the extension and to address the concerns over impacts to neighbours. Whilst a very modest reduction in the extension was proposed by a reduction in the depth of the extension by 550mm this was not considered to be sufficient to overcome the impact caused meaning the works remained unacceptably harmful to the residential amenities of neighbouring dwelling. As further discussions took place it was agreed that a smaller single storey extension would be more acceptable. It is worth noting that no letters objecting to the proposal have been received.

(iv) Flooding .

- 7.10 The proposed development falls into flood zone (low flood risk). The proposed householder extension on an area of land which is already hard surfaced is considered unlikely to result in drainage issues that cannot be addressed by suitable drainage proposals.

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/22/01091 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 Drawing No.4 (N.B. Notwithstanding the annotation this is now a single storey extension)

Proposed east/rear elevation (single storey) Rev 2 Uploaded 28th April 2023

Proposed north and south elevations (single storey) Rev 1 Uploaded 28th April 2023

Proposed ground floor Plan (single storey) Rev 3 Uploaded 28th April 2023

Email dated 24th April 2023 re. Cill Height

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the northern elevation shall either;

- have a minimum cill height of 1.7m above finished floor level, or
- be fitted with, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.