
Site Address:	6 Lower Bere Wood, Waterloooville, PO7 7NQ		
Proposal:	Single storey rear extension with bay window and canopy to front elevation.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01225	Expiry Date:	14/02/2023
Applicant:	Mr Huntsman		
Agent:		Case Officer:	Tina Pickup
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two storey dwelling constructed of pale buff bricks beneath a brown concrete tiled roof, with brown windows and doors. It is located on the eastern side of Lower Bere Wood, a long cul-de-sac characterised by other similar 1980's style dwellings. All the properties have relatively open plan frontages with on site parking. The application dwelling has an attached double garage to the north, with drive for parking in front.

To the rear the existing garage projects marginally beyond the rear facade of the house, and the garden is enclosed with a mix of close boarded fencing. The land has a gentle slope, with the garage stepped down slightly, and in turn, number 8 to the north is set slightly lower. Number 8 has a blank side gable facing the shared boundary, and this dwelling is of a deeper design such that its rear elevation is stepped beyond the rear of the application site slightly.

The rear garden is only 10m deep, but it is a wide plot, having a width of some 17m. To the rear, the angled siting of number 16 Lower Bere Wood on a steep plot, is such that in part it appears as a 3 storey dwelling with a high degree of cross overlooking. Some small trees and mature shrubs in number 16's garden on the shared boundary provide some limited screening.

2 Planning History

19050/18 - Revised house types for even plot numbers 8 - 34 at South Africa Lodge site, Stakes Hill Road - Permission 12/02/1987
(*This site was plot 8*)

No other recent planning history

3 Proposal

Single storey rear extension with bay window and canopy to front 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Southern Water

Plan provided showing surface water drain close to front of house

Exact position must be determined before layout finalised; the 450mm surface water sewer requires a clearance of 3.5m; no development or tree planting within 3.5m; no soakaways, swales, ponds, watercourses etc within 5m.

all existing infrastructure to be protected during construction

If any other sewer found then must be investigated.

Formal application required for any new connection.

where surface water is to be discharged to the network, should follow Building Regs part H3 and encourage re-use.

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

Comment	Officer Comment
None 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
- (iv) Drainage

(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 rear extension would extend across the majority of the rear of the garage and part of the rear of the dwelling. It would be timber clad and whilst this does not match other materials on the existing dwelling, it is within a private rear space and would not be visible from any public area. The proposal also includes a porch canopy and changing a flat window to a bay, on the front elevation. These require permission by virtue of height and forward projection, but are appropriately scaled to the host dwelling and would add some visual interest and articulation to the otherwise flat front elevation.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main dwelling 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 rear extension would extend out 4.45m but be set off the shared boundary with number 8 by 1.5m. Due to the slope of the land, it would have a height of about 3.5m on its northern side. The slightly staggered siting and separation of number 8 would help to minimise any overbearing or enclosing impact. Number 8 does have its patio doors and sitting out area at this side of the house, but the 45 degree code is met. As such the likely harm to light and outlook from number 8 would be minimal and considered acceptable.

7.6 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) Drainage

- 7.7 Southern Water have noted the proximity of a surface water drain to the front facade (it is likely about 3m away). This could impact the foundations used for the porch and bay window - but it is noted that the porch simply comprises a canopy roof supported on two oak posts, and the bay window would be on non-load bearing brick work. The very minor nature of the ground works and foundations associated with these works is such that it is considered that the matter can be adequately dealt with under Building Regulations. The applicant has been advised of Southern Water's response and is aware of the issue - an Informative can be added.

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/22/01225 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 Location Plan - Drawing Number A108
Proposed Block Plan - Drawing Number A105
Proposed Ground Floor Plan - Drawing Number A106
Proposed Elevations - Drawing Number A102A
Proposed Sections - Drawing Number A104
Proposed Rendered Views - Drawing Number A107

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.