
Site Address:	42 St Johns Avenue, Waterlooville, PO7 5QU		
Proposal:	Demolition of existing garage and erection of new outbuilding with pitched roof.		
Application No:	APP/20/01165	Expiry Date:	16/02/2021
Applicant:	Mr R Cormack		
Agent:		Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

42 St Johns Avenue, Waterlooville, is located to the west of St Johns Avenue. The application site is a detached chalet bungalow comprising brick, stone and cladding with concrete roof tiles. Vehicular access is from St Johns Avenue with parking to the side and within the existing garage.

The property is located within a residential area with most properties of similar style and design.

Note - Due to Coronavirus a site visit was not possible, but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/19/00932 - Demolition of existing garage; construction of single storey side and rear extension., REF,06/12/2019

3 Proposal

Demolition of existing garage and erection of new outbuilding with 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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing surface water sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water.

- The 150 mm surface water sewer requires a clearance of 3 metres on either side of the gravity 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 gravity 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 public or adoptable sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

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

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
I would like assurance that the existing roof which contains asbestos is removed and disposed of IAW current regulations and guidance. The existing garage is in the middle of a residential area and exposure to asbestos particles is not to happen when the existing structure is broken down and removed.	This is not a planning consideration and would be dealt with under Building Regulations.
Lack of details on drawings	For planning matters the drawings are deemed acceptable
Does not adequately describe the proposed use of the building	The proposed outbuilding has been recommended to be conditioned Incidental to dwellinghouse
The applicant submitted a previous proposal (APP/19/00932) which appeal was dismissed due to the following reasons: A) The effect of the proposed extension on the character and	The Appeal APP/X1735/D/20/3248617 concluded that the proposal would not have an unacceptable impact on the living conditions of the occupants of 44 St Johns Avenue, however its design and scale would be materially harmful to the character and appearance of the area.

appearance of the area	
B) The effect on the living conditions of the occupants of 44 St Johns Avenue with particular reference to outlook, daylight and sunlight	
Impact on outlook, daylight and sunlight	Please see Section 7.
Massive building disproportionate, bulk and dominant along elevation	
Only alteration from previous application is that there is not direct link to existing dwelling	
Loss of amenity space	
Measurements between the proposed garden room and southern boundary not shown on the proposed drawing	
Overhanging and encroachment of the proposed building over the line of the southern boundary	The application claims it would be within the curtailage of the property. If this is deemed not the case the application would be made redundant.
Drainage concerns	Southern Water were consulted on the application and raised no objection.
Eaves height could change	If the eaves height is altered this would require a revised application which would need to be determined by the Local Planning Authority.

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
- (v) 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 development would involve the demolition of the existing garage and the erection of a new outbuilding with a pitched roof in the same position. The proposed outbuilding would be used as a garden/store room and have a width of approximately 3.3 metres, a depth of approximately 6.5 metres with a 25 degree pitched roof with a maximum height of approximately 3.4 metres.
- 7.4 The proposed outbuilding would have bricks and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed outbuilding would be placed in the same position as the existing garage albeit slightly larger offset from the road by approximately 25 metres. Therefore, it is not considered to have a negative impact upon the character of the area and appear subservient to the property with regards to the retained amenity space. A condition regarding the use of the outbuilding to remain incidental to the dwellinghouse has been recommended.
- 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 front there would be a door in the proposed outbuilding. This would face out onto the public highway, thus not considered to cause any form of overlooking.
- 7.8 To the south side of the proposed outbuilding there would be no windows. Due to the low pitched roof design, being offset approximately 0.5 metres from the shared boundary with No.44 St Johns Avenue and only being approximately 0.6 metres higher than the existing garage it is not considered to appear overbearing to No.44 St Johns Avenue which would be partially screened by the existing 1.8 metre high fencing/brick wall. Furthermore, due to the proposed outbuilding's orientation it is not considered to cause a harmful loss of light.
- 7.9 To the north side there would be bi-folding doors facing onto the property's garden. These views would be screened by the existing 1.8 metre fencing/brick wall along the shared boundary with No.40 St Johns Avenue. Furthermore, the proposed outbuilding would be situated approximately 8 metres from the northern boundary therefore it is considered not to appear overbearing or result in the harmful loss of light to No.40 St Johns Avenue.
- 7.10 To the rear there would be a door and a window in the proposed outbuilding facing out onto the property's rear garden. These views would be screened by the existing 1.8 metre high fencing, therefore it is considered not to cause any form of overlooking.
- 7.11 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

7.10 Southern Water were consulted on the application and raised no objection.

(v) Parking

7.13 The property is has 4 bedrooms therefore 3 car parking spaces are required according to the Havant Borough Parking Standards. There is sufficient car parking on site to accommodate up to 5 car parking spaces, therefore according to the Council's parking standards.

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/20/01165

- 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, Block Plan, Existing and Proposed Plans

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 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy)

2011 and the National Planning Policy Framework.