
Site Address:	65 Topaz Grove, Waterloooville, PO7 8ST		
Proposal:	Two storey side extension.		
Application No:	APP/20/00642	Expiry Date:	08/10/2020
Applicant:	Mr & Mrs Zincke		
Agent:	Mr Rosenthal	Case Officer:	Selina Donophy
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two -storey, detached dwellinghouse located on the south western corner of Topaz Grove. This property is constructed from facing brickwork and has a pitched roof. Towards the front of the property is an attached double garage which projects forward from the principle elevation . Topaz Grove is characterised by predominantly detached properties with on site parking and attached garages.

2 Planning History

07/57603/000 - Application for Certificate of Lawfulness for change of use of public amenity land to private garden., PERM,06/06/2007

3 Proposal

Two storey side extension.

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)

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 Gwen Robinson

No comment

Councillor Mike Seal

No comment

Councillor Peter Wade

No comment

County Ecologist

Bats receive protection under UK law via the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Habitats Directive, which is transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (commonly referred to as the Habitats Regulations). Developments that affect building roofs can affect bats. Circular 06/2005 identifies that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat, and therefore that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

The Circular however also identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development.

The application site is of relatively modern construction, which suggests that the roof is in good condition. Works to the gable end does not impact any of the existing roof tiles or flashing around the chimney, located at the opposite extent.

The site lies adjacent to Outhurst/Inhurst/Beech Woods SINC, thus it is possible that any proposed lighting could impact foraging, commuting and roosting bats, as any new lighting proposed may cause the species to abandon their nest/roost. Thus, no lighting should be installed near to or directed onto any vegetation. This is because lighting can impact bat populations directly by disturbing roosts and reducing their foraging area, or indirectly by severing commuting routes from roosts.

Providing no additional lighting is proposed, I would consider there to be no reasonable likelihood that bats would be present and affected and I would raise no specific concerns over this proposal.

I would nevertheless suggest an advisory note is added to the planning permission as follows:

- Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) 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 This proposal comprises a two-storey side extension sited on the western elevation of the property following the demolition of the existing conservatory. This would have a width of approximately 3.2 metres ,a depth coming level with the rear elevation of the existing property although jutting forward at ground floor level towards the front, set behind the garage and a height in continuation of the existing ridge line, with a pitched roof design. It would incorporate an additional window to the front elevation at first floor level and one to the rear elevation also at first floor level. Other alterations include large bi-folding doors to the rear, leading out into the rear garden. Materials proposed include roof tiles and facing brickwork ; both to match existing.

7.4 The Havant Borough Design Guide gives the following guidance on the appearance of extensions :

7.5 *In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building.*

7.6 *It is important that the extension remains subservient to the main building, so it can be*

read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height.

7.7 Although it is noted that in this case the ridge height does not fall below that of the existing ridge and the front elevation is not set back behind the building line, it is considered that in general the design is subservient in appearance to the existing property. The width is judged to be relatively modest when viewed within the context of the scale of the main dwelling and the majority of the ground floor element would be hidden from view behind the garage to the front. The materials would be in keeping with those existing and the corner plot location means the extension would not be highly prominent when viewed from the street.

7.8 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

7.9 To the north of the application site is no 50 Topaz Grove. The principle elevation of no 65 fronts the side elevation of no 50 which has a window at first floor on the side elevation. There are already windows at first floor level, although the additional window to the front; which would serve a bedroom would be set back slightly further towards the rear of no 50 than the existing front elevation windows. Despite this, there is approximately 15 metres set off distance and therefore this window is not judged to result in any significant increased overlooking towards no 50.

7.10 To the south and west is a woodland. The Council's Arboricultural Officer has been consulted in regard to this proposal and has upheld no objections.

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) Parking

7.12 This proposal would result in 1 additional bedroom, creating a total of 5 bedrooms. As there were already 4 bedrooms which requires the maximum parking allocation, no additional parking allocation is required on site. A parking plan has also been submitted with this application, showing that 4 parking spaces could be accommodated on site.

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/20/00642

(A) 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:

Block and location plan received on the 05.08.2020
04 Proposed first floor
06 Proposed elevations
02 Proposed ground floor with parking

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.