
Site Address:	82 Cunningham Road, Waterloooville, PO7 5TY		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00708	Expiry Date:	23/10/2020
Applicant:	Mr Powell		
Agent:	Mr P Cole	Case Officer:	Selina Donophy
	Cole Project Management		
	Limited		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two-storey, semi detached dwellinghouse located on the south side of Cunningham Road, Waterloooville. This property has a pitched roof and is constructed from hanging tiles to the first floor and stone to the ground floor elevations .This property forms part of a semi-detached pair, separated from the highway by a wide grass verge, low brick boundary wall and front garden.
- 1.2 The area is predominantly residential in nature, with apartment buildings to the north west and an open grass area to the north east.

2 Planning History

07/72240/000 - Two storey rear extension., PERM,06/06/2007

3 Proposal

Single storey rear 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 Diana Patrick

No comment

Councillor Dianne Lloyd

No comment

Councillor S Milne

No comment

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer crossing the site. The exact position of the public sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 150 mm diameter gravity foul 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 access for maintenance.
- 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 a public sewer.
- All existing infrastructure should be protected during the course of construction works.

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/1642/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.

Furthermore, 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: developerservices.southernwater.co.uk and please read our New Connections Services 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 3 of the Building Regulations:

- Reuse

- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 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.

The following proposal follows amendments to the original proposal, which included a smaller rear extension and first floor side extension. Following a site visit by the case officer it was judged that a first floor side extension would not be appropriate given the character of the area, which mainly comprises pairs of semi-detached dwellings with gaps retained to the boundary at first floor level. It was judged that this proposal would result in a terracing effect which would be harmful to the character of the area.

Subsequently amendments have been received which omit this element from the proposal and increase the size of the proposed ground floor extension which formed part of the original proposal to come up to the side boundary shared with no 84.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a single storey extension to the rear which would have a flat roof with a roof lantern and rear bi-fold doors which would serve the newly created kitchen/dining area, the extension would also feature a door to the rear which would serve a utility room. The extension would follow the width of the existing property, with a height of approximately 2.8 metres and a depth of 3.5 metres from the existing two storey rear extension wall and approximately 6.2 metres from the original rear elevation wall close to the boundary with no 84, the attached property to the east. Materials proposed include brickwork to match existing.
- 7.4 Following the amendments received, this proposal would no longer be visible from the public realm. Although the scale of the extensions would add a reasonable footprint to the property, noting that this property has benefited from extensions in the past, it is judged that this could be accommodated within the site without appearing overdeveloped. Generally this extension is judged to be acceptable in scale and appearance.
- 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.

(iii) Effect on neighbouring properties

- 7.6 Towards the west of the application site is no 80 Cunningham Road - the extension would be sited approximately 2.5 metres from the side boundary shared with no 80. Although the separation distance is not wide, the extension would have a fairly modest height, and it is noted that there was previously a garage/outbuilding sited alongside this boundary which has since been demolished, which would have had more of an impact than the proposed extension. Upon consideration it is judged that this extension would not result in any harmful overshadowing or overbearing impact upon no 80.
- 7.7 Towards the east of the application site is no 84 Cunningham Road. The single storey rear extension as proposed would be sited alongside the boundary shared with no 84. Due to the close proximity of the rear extension windows at no 84, this proposal would breach the 45 degree rule of thumb, resulting in harmful overshadowing of the rear windows at no 84. Normally a proposal with this impact would not be supported by the LPA, however a Prior Approval application has since been approved at no 84 which has permitted a rear extension to the same depth as that proposed at no 82. If this extension were to proceed, this would mean that the proposed extension at no 82 would have no impact upon no 84. As the extension at no 84 has not yet been constructed, confirmation has been received from both parties (nos 82 and 84) that both extensions will be constructed together, at the same time. This will be conditioned as such and would mean that the extension at no 82 cannot be constructed without that at no 84, therefore avoiding any harm to amenity to the neighbouring property.
- 7.8 Towards the rear of the site are the rear gardens of nos 6-8 Dayslondon Road. The rear garden of the application property is approximately 22 metres and there is

approximately 54 metres back to back separation distance between no 82 and nos 6-8. There is not judged to be any impact as a result of this proposal on the amenity of these properties.

- 7.9 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 _

- 7.10 No additional bedrooms are proposed and therefore no further parking allocation is required 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/20/00708

(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:

Materials confirmation email received 17.12.2020

Amended location plan received 12.11.2020

Amended block plan received 12.11.2020

02 Amended proposed ground floor plan

04 Amended proposed elevations

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 extension here by granted planning permission shall be constructed in conjunction with the rear extension to be erected at no 84 Cunningham Road, Waterloooville under application reference APP/20/01032.
Reason: In order to protect the amenity of the neighbouring property, complying with Policy CS16 of the Havant Borough Local Plan and having due regard to the National Planning Policy Framework.