
Site Address: 14 Kendal Close, Waterloooville, PO8 8ET
Proposal: First floor rear extension over existing single storey rear extension and construction of single storey side extension.
Application No: APP/20/01157 Expiry Date: 26/01/2021
Applicant: Mr Gary Daniels
Agent: Mr Bramble-Stewart Case Officer: Selina Donophy
 GBS Designs
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a detached, two-storey dwellinghouse located on the west side of Kendal Close, where the road meets an end. This property has a pitched roof , with elevations formed of brickwork, stone and render. To the front of the property is a paved hardstanding and gravel driveway . The area is predominantly residential in character , comprising a mixture of two storey properties and bungalows.

Due to coronavirus it was not possible to undertake a site visit for this application, therefore this decision has been based on photographs supplied by the applicant.

2 Planning History

None relevant

3 Proposal

First floor rear extension over existing single storey rear extension and construction of single 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 A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

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 crossing the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity 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 gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

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

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

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. 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

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

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
- (v) CIL

(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 first floor rear extension and a single storey side and rear extension. The proposed first floor extension would be located above the existing single storey extension to the rear , so would have a depth of approximately 3.1 metres to match , a width coming level with the existing building width and an eaves height matching the existing building, however with a hipped roof and level ridge line. The extension would allow for some reconfiguration of first floor amenity space , creating two additional bedrooms with first floor windows, two additional windows are also proposed to both side elevations , both serving bathrooms.

- 7.4 A single storey side and rear extension is also proposed which would be sited in the space between the garage and the rear elevation wall of the existing extension. It would have a flat roof with a height of approximately 25 metres and a width of approximately 2.4 metres coming right up to the side boundary shared with no 13. This would create space for a bathroom and utility room, the utility room served by a rear elevation window. Some alterations to fenestration are also proposed including larger bi-fold doors to the rear and alterations to the front windows.
- 7.5 The proposals would largely be located to the rear of the property and would therefore not be readily visible from the public realm. The materials proposed include brickwork and tiles, both to match the existing building. Although the design guide states that extensions should have roof slopes that match the existing roof design, in this instance, a full gable to the rear could appear quite stark in relation to surrounding properties and therefore, in this case the hipped roof design is deemed to soften the appearance of the extension. The scale of the extension is considered to be generally subservient in scale to the host dwelling and would appear unduly visually prominent. Proposed alterations to the front elevation are in keeping with the surrounding front facades of surrounding properties and not deemed harmful to the character of the streetscene.
- 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 south of the application site is no 13 Kendal Close. The proposed single storey side extension would be located to the rear of the existing side extension, alongside the side boundary shared with no 13, which has a conservatory to the rear. The extension would have a flat roof with an approximate height of 2.5 metres, so would not project substantially above the boundary treatment so as to impact the amenity of no 13 in terms of overbearing or overshadowing impact. The first floor window proposed to this side would be obscure glazed so would not result in overlooking towards the south. No 13 has an attached garage to the side with a width of approximately 2 metres, and there would be a separation distance of approximately 4 metres between the first floor extension and the first floor of the neighbouring property. The extension is not judged to infringe upon the 45 degree line taken from the closest first floor bedroom window at no 13, and, due to the positioning to the north is not deemed to cause any significant overshadowing to the conservatory.
- 7.8 To the north of the application site is no 15 Kendal Close, the rear of which is staggered slightly forward from the rear of no 14. This property has a single storey extension to the rear and the proposed first floor extension would jut forward from the two storey rear elevation wall by approximately 1.5 metres - this would not infringe upon the 45 degree line taken from the mid point of the closest first floor window and therefore is not judged to result in any significant harmful overshadowing of private amenity spaces. The first floor window proposed to this side would be set forward and obscure glazed so would not result in any overlooking.

- 7.9 To the rear of the application site are the rear gardens of nos 56 and 54 Gladys Avenue - there would be approximately 13 metres of rear garden space at no 14 and the rear gardens of nos 56 and 54 are approximately 30 metres in length. Whilst the rear elevation windows at no 14 would be set slightly closer towards the west than they previously were, the distance is considered substantial to mitigate against any harmful overlooking.
- 7.10 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

- 7.11 This proposal would result in 1 additional bedroom, totalling 4 bedrooms. This bedroom number requires 3 on site parking spaces as specified in the Havant Parking SPD. A parking plan has been provided which shows space for 1 parking space in the garage and 2 on the driveway - the parking allocation is therefore judged to be met.

(v) CIL

- 7.12 The additional floorspace would not exceed 100 m² and therefore this proposal is not CIL liable.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01157 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:

08 Amended proposed elevations received on the 15.01.2020
05 Proposed floor plans
06 Proposed ground floor plan
07 Proposed first floor plan
09 Parking plan
10 Block plan
11 Site plan
12 Location plan

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 bathroom windows in the first floor on the side elevations facing north and south shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.