
Site Address:	25 Ha'penny Dell, Waterloooville, PO7 5RQ		
Proposal:	Single storey front and side extensions and demolition of existing sun lounge.		
Application No:	APP/20/00576	Expiry Date:	21/09/2020
Applicant:	Mr & Mrs Parsons		
Agent:	Mr Ford	Case Officer:	Selina Donophy
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the west side of Ha'penny Dell, Waterloooville, on a corner plot where Ha'Penny Dell meets Sovereign Lane. This dwellinghouse is constructed from stone and brickwork and has a pitched roof, with gable ends facing east and south. The area is characterised by low rise bungalow properties on the west side of Tanner's Ridge and Ha'Penny Dell , with most properties incorporating a lawned area towards the front as well as hardstandings for vehicular parking. This application property has grass towards the front and side and has an open boundary to the highway , with a more private rear garden sited towards the rear (west) , sectioned off by a low boundary wall.

2 Planning History

None relevant

3 Proposal

Single storey front and side extensions and demolition of existing sun lounge.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

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: 8

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 single storey extensions to the east and south elevations .

The extension proposed to the southern elevation which is the side elevation facing towards Sovereign Lane would have a depth of approximately 3 metres , width of 8.1 metres and height of 4.8 metres with a pitched roof, forming a gable end. The extension proposed to the eastern elevation would front Ha-Penny Dell and would have a depth of approximately 1.7 metres, width of 5.1 metres in continuation of the existing forward projecting gable and a height of 4 metres . This proposal follows amendments made to the original proposal which has reduced the depths of the extensions proposed to both elevations due to officer concerns regarding the erosion of the open plan setting of the application site . A similar scheme was refused and subsequently granted planning permission following amendments at no 17 Tanner's Ridge (APP/15/00019) which is the property on the opposite side of Sovereign Lane of a very similar design, on a corner plot with green space retained to the front and side elevations and an open boundary. The amendments made to this application have reduced the depth to the southern extension to leave a 2.5 metre gap to the boundary which is the minimum set back granted permission at no 17 Tanner's Ridge. The eastern extension has also been reduced so that the building line does not jut forward so prominently from the properties along Ha-Penny Dell to the north , which are predominantly low rise bungalows with open front boundaries with space retained to the front.

- 7.4 The resulting proposals are judged to be reasonably modest in scale within the context of the recipient property, materials proposed include brickwork and tiling both to match existing. The extensions would be highly visible due to the open plan , corner plot layout of the site , however it is judged that an acceptable amount of open space is retained so as not to be harmful to the character of the area.
- 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 south of the application site is no 17 Tanner's Ridge - although the building line will come closer towards no 17 there would still be a separation distance of approximately 20 metres . The windows on this side would be high level windows. The extension is not judged to impact no 17 or properties located towards the south of the site. Towards the north of the site is no 24 Ha-Penny Dell , the extensions are not judged to have any significant impact upon this property.
- 7.7 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

- 7.8 No additional bedrooms are proposed, therefore no additional car 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/20/00576

(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:

Existing and proposed floor plans received on the 17.09.2020

Block plan received on the 17.09.2020

Proposed elevations received on the 17.09.2020

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.