
Site Address:	12 Hurst Green Close, Waterlooville, PO8 8AS		
Proposal:	Two storey side & single storey rear extension.		
Application No:	APP/20/00408	Expiry Date:	21/07/2020
Applicant:	Mr Heelan		
Agent:		Case Officer:	Denise Sheath
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Hurst Green Close, Waterlooville, is a two storey semi detached property, constructed with brick with green clay tile hanging to the first floor front elevation, the property has a hung tiled roof.

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

2 Planning History

none relevant.

3 Proposal

Two storey side & 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I noticed under the application for planning (section 10) Pre-application Advice; that no assistance or prior advice has been sought from the local authority about this planning application. Subject to the following concerns about potential harmful impacts to my property being robustly assessed and addressed in the planning application and regulations, I have no objection to the goal of the planning application; the extension of my neighbour's house. 1. My neighbour's house extension on the North West side elevation will extend parallel to my garage, only leaving a small gap of around four or five inches between the brick walls of my neighbour's house extension and my garage. This means that if there is any failure in the PVC fascia board on this side of my garage or to the garage roof felt (average life 20 years) maintenance will be restricted to working from the roof of my garage over a small gap of a couple of inches between the walls of the two properties. In short; I am concerned that the proposed North West side extension severely restricts maintenance space to my garage PVC fascia board and roof felt.	The representee has been advised that points No.1, 2 & 4 raised would be a civil matter between both parties and not a planning consideration.

2. In relation to the gap left between my garage wall and my neighbour's proposed house extension, I am concerned that the small gap could become an environment in which plant life could take hold; the greatest concern being the potential for tree seeds to take root - dropped by birds - creating damage with no access to remove any plants or small trees (note: I have had experience of a small tree taking root between a patio paving slab and my house). There will be no room between the brick walls to remove plants and small trees if they took root. I am also concerned that soil could potentially be created in the gap between the walls of the properties from the decomposition of potential roof moss; causing damage to both properties from the aforementioned. Therefore the drainage in the gap between my garage wall and my neighbour's proposed house extension would have to be robustly designed to stop this from happening.

3. Concern about the drains: I don't know whether the drains that run from the back of my house run under my neighbour's land the house extension is proposed to be built on. Therefore I am concerned that the drains system is properly protected and taken into account in the house extension planning permission evaluation. I do know that the rain water drain from the guttering on the rear of my garage runs under the area of the proposed build; so it needs to be adequately protected.

4. For my neighbour's house extension to be built, my consent is needed to erect scaffolding on the top of my garage. Any damage to my garage during the building process or undue wear as a consequence, will have to be repaired at my neighbour's (the planning applicant's) expense.

I would like the planning authority to visit and check the extension site and my garage to assess potential harmful impacts before planning permission is

The representee has been advised that point No.3 would be managed by the Building Control Regulations once an application has been submitted to Building Control.

The representee was advised that due to the current pandemic we are unable to carryout any site visits and if photographs could be submitted to support the relevant

granted. As previously mentioned, as long as my concerns around potential harmful impacts are robustly addressed, I have no objection to my neighbour's planning application.	matters then they would be assessed accordingly. No Further Photos or comments were received following advise sent.

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 The proposed two storey extension would be visible from the public realm and would result in a change to the appearance of the dwelling in the street scene. The extension be sympathetically designed, including the use of matching materials and is considered to be acceptable. It is not considered that a refusal of planning permission would be justified. The impact on the street scene is considered to be relatively limited and the proposed extension would not harm the appearance of the existing dwelling or the street scene.

7.4 The single storey rear extension will be attached to the two storey element and will then span the width of the dwellinghouse with a depth of 4m from the original rear wall, the maximum height of the roof will be 3.6m with a eaves height of 2.5m. The materials to be used in the construction of the development would match those of the existing property and is therefore considered acceptable.

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 The front element of the proposed two storey extension would face a garage area and due to the distances of any residential properties any impact would be minimal and acceptable.

7.7 The rear element of the proposed two storey extension as well as the single storey rear extension would face No.11 Fairy Cross Way, there would be a distance of

approximately 27m to their boundary which is also separated by the highway at Fairy Cross's Way, therefore any impact upon this neighbouring property would be minimal and acceptable.

- 7.8 The side extension and the rear extension would be visible to the neighbouring property at No. 17 there would be a distance of 11m from the rear facing wall to the proposed extensions, therefore the impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The side extension would come up close to the boundary on the west elevation, there are 2 No. single storey garages which separate the application site from the neighbouring rear garden of No.14, the rear garden of the neighbouring property at No.16 also will back on to the application site. This would mean the side extension would be visible from the rear gardens of these properties. Although this would alter their outlook slightly, these gardens already look out onto the side elevation wall of the property. The rear facing walls of these properties are approximately 11 metres from the proposed development which is judged to be adequate space so as not to impact the amenity of these properties. The side extension has been designed so that there are no windows overlooking these rear gardens eliminating any overlook and loss of privacy. Therefore, the impact of the proposed development to these neighbouring properties is deemed acceptable.
- 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 The proposal would be in accord with Council Parking Standards, as the dwelling would be served by 3 car parking spaces, 4 spaces if the garage was counted. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

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/20/00408 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:

Location Plan - Received 26 May 2020

Site Layout Plan - Drawing No. 5399/500 - Received 26 May 2020

Existing Floor Plans - Drawing No. 5399/1 Rev A - Received 26 May 2020

Existing Elevations - Drawing No. 5399/2 Rev A - Received 26 May 2020

Proposed Ground Floor Plan - Drawing No. 5399/3 Rev A - Received 26 May 2020

Proposed First Floor Plan - Drawing No. 5399/4 Rev A - Received 26 May 2020

Proposed Elevations - Drawing No. 5399/5 Rev A - Received 26 May 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.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.