
Site Address:	38 Stakes Road, Waterloooville, PO7 5NA		
Proposal:	Replacement conservatory roof with velux windows; erection of 2.5m fence to replace leylandi hedge on rear western boundary.		
Application No:	APP/20/00209	Expiry Date:	29/04/2020
Applicant:	Mr N Tudgay		
Agent:	Mr P Davey	Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Stakes Road, Waterloooville, is located to the south west of Stakes Road. The application site is a detached two storey property comprising of brown brickwork on the ground floor and cream render with black strips with some tile hanging on the first floor. The property has concrete roof tiles. Vehicular access is from Stakes Road with parking to the front of the property. No. 36 Stakes Road next to the application site has an access route to No. 36a, b and c with car parking space provided. Along the east of this access is the boundary of No. 38 Stakes Road which has an existing leylandi hedge.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

***Note** - the site was visited on 21st April 2020 in a form of a drive-by but no access was gained to the rear; at that time the viewing was from the front and the shared driveway. Due to Coronavirus subsequent site visits were not possible but the applicant supplied photos of the rear which have been used to inform this decision.*

2 Planning History

99/58147/002 - Two storey side extension., PERM,05/07/1999
98/58147/001 - Crown reduce and raise the crown of a Norway Maple subject to TPO 1607 where it overhangs the pavement, PERM,22/05/1998
93/58147/000 - Side extension to form garage and pergola at rear., PERM,
04/58147/003 - Conservatory to rear of property., PERM,19/04/2004
04/58147/004 - Single storey rear extension/conservatory., PERM,22/10/2004
05/58147/005 - Erection of a part two storey, part single storey extension to the rear (south west) elevation., REF,13/04/2005
06/58147/006 - Erection of a part two storey, part single storey extension to the rear (south west elevation). (Revised Submission)., PERM,19/04/2006
08/58147/007 - Two storey front extension., PERM,12/05/2008
APP/12/00389 - Reduce height of 1No. Red Maple tree (T1) by 2.5m and width by 1.5m and deadwood, subject to TPO 1607. , PERM,15/05/2012
APP/19/00607 - Crown reduce 1no. Maple tree (T1) by 2m, subject to TPO 1607., PERM,17/07/2019

3 Proposal

Replacement conservatory roof with velux windows; erection of 2.5m fence to replace leylandi hedge on rear western boundary.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have no objection to the proposal. The hedge is not suitable to be protected by a Tree Preservation Order.

There is a TPO'd Norway Maple at the front of the property and care should be taken not to damage it during the course of the work. There should be no storing/mixing/burning of materials underneath this tree.

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the appropriate position of a public foul and surface water crossing the site. The exact position of the public sewers must be determined on the site by the applicant.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity foul (200mm) and surface water (150mm) sewers 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 sewers.

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

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 a connection to the foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link southernwater.co.uk/infrastructure-charges

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- A) An adequate soakaway or some other adequate infiltration system
- B) A water course
- C) Where neither of the above is practicable; a sewer.

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: 0

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) Trees
- (v) Flooding and Drainage

(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 development would involve the replacement conservatory roof with velux windows and the erection of a 2.5 metre fence to replace the leylandi hedge on the rear western boundary.
- 7.4 The proposed replacement conservatory roof would have concrete tiles to match the existing roof tiles used on the property. As a result it would be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed 2.5 metre high fence would not be visible from the immediate public realm, thus it is considered to have a limited impact upon the street scene. The design of the proposed fence would not appear out of inkeeping with the character of the area.
- 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 The proposed development would involve the removal of the existing door and window in the utility room with new extended bi folding doors and two velux windows to the rear. This would be screened by the new 2.5 metre high fencing and existing hedging to the rear, thus it is considered not to cause any overlooking or loss of private amenity space to the immediate adjacent neighbouring properties.
- 7.8 On the east side of the property there would be a new window serving the study room and a new velux window which would be screened by the existing fencing. As a result, these would not overlook any private amenity space to No. 40 Stakes Road, therefore it would be deemed acceptable.
- 7.9 On the west side of the property one of the existing windows would be reduced in size and one window would be removed. The existing windows would continue to be screened by the existing fencing along the boundary.
- 7.10 It is considered the proposed 2.5 metre high fencing would be sufficient along the western boundary to limit overlooking and not appear overbearing.
- 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) Trees

- 7.12 The Council's Arboriculturalist was consulted on this application and had no

objection to this proposal and deems the existing hedge not suitable to be protected as under a Tree Preservation Order. However it was noted that there is a TPO'd Norway Maple at the front of the property. It was recommended an informative regarding the protection of the TPO be attached to the decision notice which states care should be taken not to damage it during the course of the work with no storing/mixing/burning of materials underneath this tree. This informative has been attached to the decision notice.

(v) Flooding and Drainage

7.12 Southern Water have been consulted on this application and raised no objection subject to an informative recommended to the application. This informative has been attached to the decision notice.

7.13 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.

7.14 The dwelling sits within Environmental Agency's Flood Zone 3, 'high probability of flooding'. The proposed development would not drastically increase hardsurfacing associated with the development that would increase water run-off and due to the minor nature of the proposal would be unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the 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/20/00209

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
Block Plan
Proposed Ground Floor Plan

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.