
Site Address:	16 Fairmead Walk, Waterloooville, PO8 9AL		
Proposal:	Retention of replacement single-storey rear extension.		
Application No:	APP/20/00390	Expiry Date:	11/08/2020
Applicant:	Mr Nam		
Agent:		Case Officer:	Joseph Toole
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Fairmead Walk, Waterloooville, is located to the north of Fairmead Walk. The application site is a semi detached chalet bungalow comprising of white render and concrete roof tiles. Vehicular access is from Fairmead Walk with parking to the side.

The property is located within a residential area with some similar designs to the application site and other differing.

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

No relevant planning history.

3 Proposal

Retention of replacement 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

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

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public sewer without consent from Southern Water.
- No soakaway, 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

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 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/developing-building/connection-charging-arrangements

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Loss of natural light due to current finish of rear extension.	Within the application form it states the rear extension would have concrete bricks and plastered finish to match the existing property. A condition has been recommended to the decision requiring matching materials.

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) 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 retention of the replacement single storey rear extension. It replaced the lean to area with a rear extension which is used as a kitchen. It has a width of approximately 6.9 metres, a depth of approximately 2.8 metres and a maximum height of approximately 2.5 metres.

7.4 The proposed rear extension would have concrete bricks and plastered finish painted to match the existing property, with a flat asphalt roof. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension appears subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be 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 There are no side windows on the rear extension. Along the east side the extension is screened by 1.8 metre high fencing along the shared boundary with No.14 Fairmead

Walk. On the west side the extension is offset by the driveway. Thus, it is considered not to overlook or appear overbearing to any of the surrounding properties.

7.8 To the rear there are two windows and a door facing the rear garden. This does not overlook any private amenity space screened by the existing 1.8 metre high fencing along all boundaries.

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).

(iv) Drainage

7.10 Southern Water were consulted on this application and raise no objection. The suggested informative is attached to the decision notice.

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/20/00390

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Block Plan

Site Plan

New Photos

New Floor Plan

Reason: - To ensure provision of a satisfactory development.

2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable by the 29th January 2021, and be retained thereafter.

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.