
Site Address:	1 Copse Close, Waterloooville, PO7 5JS		
Proposal:	Two storey side extension. (Revised)		
Application No:	APP/20/00134	Expiry Date:	13/04/2020
Applicant:	Mr & Mrs Tingley		
Agent:	Mr Roberts	Case Officer:	Tina Pickup
	Critchley Architecture and Design Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a 1970's style detached gable fronted two storey dwelling, constructed of pale brick with red tile hanging at first floor. Windows and doors have been replaced with dark grey. There is a detached flat roofed garage set slightly back within the plot and hard up to the eastern shared boundary with No. 2. The site tapers slightly such that the separation from the eastern side flank increases. The land slopes up to the south, such that the dwelling is set at an elevated position relative to the highway and number 10 The Thicket to the west. The frontage of the site is currently grassed with side drive.

The application dwelling is the first property within this small cul-de-sac of just 6 dwellings, located on the south side of the road. Numbers 1 to 5 are identical dwellings set in a staggered, undulating and curved layout. Each has a slightly tapered site and hence the flat roofed side garages vary - some are attached to the east, some to the west. Consequently the separation distances between the properties also varies but the gaps between properties are significant and this spacious setting is a characteristic of the cul-de-sac. The only other property to have a first floor side extension is number 6, and this has the added separation of an intervening footpath and has been designed in a subservient fashion with lower ridge and use of front dormer.

The defined urban boundary of the adopted Local Plan runs along the south-eastern boundary of number 3 to 5 Copse Close with the mature tree belt to the south and east part of Crookhorn golf course. There is also protected oak tree within the rear garden of the application site.

2 Planning History

05/62168/000 - Application to crown raise to 4m, crown reduce by 30%, crown thin by 10% and to clear house by 1.5m an Oak tree (T1) of TPO 1334., PERM,10/11/2005
APP/17/01170 - Crown lift 1No. Oak (T1) to 5m from ground removing lowest limb (secondary limb to the primary scaffold) on south west sector, crown reduce by 2m, reduce width by 1m on north east sector and by 2m on south west sector, subject to TPO 1334., PERM,14/12/2017
APP/19/00487 - Demolition of existing garage; Two storey side extension to include integral garage/workshop, REF,08/07/2019

3 Proposal

Two storey side extension. (Revised)

This application is a resubmission following refusal of a similar scheme under APP/19/00487 for a two storey side extension. This revised scheme has attempted to overcome the reasons for refusal - see section 7 below.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Oak tree in the rear garden (TPO'd) is in decline. I have no objection to the proposal however a tree protection plan should be supplied. (This could be conditioned).

Southern Water

Public foul sewer crosses site (to front) and exact position should be determined on site before layout of the proposed development is finalised;

No development or tree planting within 3m; no soakaways, swales, ponds or surface water retainer within 5m; all existing infrastructure should be protected during construction works.

If any other sewer found during construction then should be investigated before further works.

Formal application for any new connection to public foul sewer is required - request Informative

Surface water disposal should comply with hierarchy of Part H3 of Building Regs

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: 2

Comment	Officer Comment
concern re land drain that runs through the rear garden of application site; concerned that could become blocked or damaged causing flooding problems; no objection to the building, juts ask for measures to locate and protect the drainage pipe	Noted - see section 7

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) Impact on trees
- (v) Parking 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. In July 2019 planning permission was refused for a scheme under APP/19/00487, that proposed a full width and height two storey extension that went right up to the shared, tapered boundary. That scheme also used a gable side such that there was a loss of space about the building. This revised scheme has addressed the need for the extension to be subservient to the host dwelling by setting the proposal back and down slightly, squaring off the two storey element away from the tapered boundary, and using a hipped roof profile.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The amended scheme is considered to now comply with the adopted Design Guide SPD - the setting back and down and use of double hipped roof keeps the bulk and height to a minimum which helps to retain the skyline and sense of space about the roof profile, more in keeping with the character of the road. The dwelling is the first within the cul-de-sac set at a slight angle ie the beginning of the arc, and the side extension does not project forward of this curved building line and respects it. Whilst the site slopes, the majority of the development would be set at the existing level of the dwelling and number 2 adjacent, with just the side garage at more natural ground level with internal steps up to the dining room and rear garden level. In street scene terms the levels would appear logical and appropriate.
- 7.4 Overall the design and appearance of this revised proposal is deemed appropriate in context to the main building and street scene 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

- 7.5 The pulling of the first floor element away from the shared boundary will reduce the previous overbearing impacts. The tapered site also means that the angle of separation increases away from the neighbour at number 2 who has a driveway and garage adjacent the shared boundary. Within the first floor side elevation of No 2 is a large window, which is thought to serve the landing. The previous concerns about impact to the outlook from this window have been addressed through the re-design and have reduced the bulk and sense of being hemmed in. The angle of sight from this window is such that the majority of the view would be across the front of the application site and on balance it is considered that the proposal would not materially harm the outlook or light to this window and would not detrimentally harm the amenity of the residents of number 2.
- 7.6 Arguably the change to the ground floor layout would improve the outlook and light to the rear garden of number 2 - the proposal involves the demolition of the existing garage on the boundary which is set back further in the plot and instead the replacement ground floor extension aligns more directly with the adjacent garage of number 2. As such, despite the ground floor element extending up to the shared boundary, this would have little impact on the amenity of occupiers of number 2.
- 7.7 Consequently, it is considered that the revised proposal satisfactorily reduces the previous adverse impacts on the neighbour and will not appear overbearing or lead to overlooking or overshadowing, 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) Impact on trees

- 7.8 There is a TPO'd oak tree within the rear garden that is known to have a disease. The applicants wish to treat it and keep it if at all possible, hence it is shown for retention. The proposed development is removed from the tree and will not impact its RPA. A Tree protection plan has however been submitted to ensure that no builders materials etc are stored beneath. The Council's tree officer has confirmed no objection to this.

(v) Parking and drainage

- 7.9 As a 4 bed + house the site needs 3 on site spaces to comply with the Parking SPD. Since the integral garage proposed is of substandard length to count as a space, then the 3 required spaces are instead shown on the site plan as being provided on the front fore court. This land slopes but is of sufficient size to accommodate the 3 cars. There is therefore no highway objection to the proposal.
- 7.10 It is noted that Southern Water have commented about a public sewer that crosses the site. However this is at the front of the site and the side extension would maintain the existing separation/easement. Nevertheless an Informative can be added bringing this to the attention of the applicant. Separately the third party comments have suggested that there is a drainage pipe crossing the rear of the site. This is not a public drain and would be a matter for Building Regulations to ensure it is not damaged. This has been passed onto the applicant who will investigate further.

8 Conclusion

- 8.1 The scale, siting and revised design of the proposal would have limited and acceptable impact on the neighbours and street scene 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/20/00134 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 and Block Plan Drawing number 101
Proposed Site Plan Drawing number 103
Proposed Plans Drawing number 410
Proposed Elevations Drawing number 510
Proposed Elevations Drawing number 511
Tree Protection Plan Drawing number 104 Rev A

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 car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.