
Site Address:	16 Kendal Close, Waterloo, PO8 8ET		
Proposal:	Two storey side extension and single storey first floor side extension over existing.		
Application No:	APP/20/00202	Expiry Date:	30/04/2020
Applicant:	Mr S Freeston		
Agent:	Mr I Sparkes	Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, detached dwellinghouse located on the west side of Kendal Close, on the north western corner where the close forms an end. The property has a pitched roof, is constructed of a mix of red brick, white render and stone and projects forward towards the front at ground floor level. It has an attached garage to the south with a parking space to the front adjacent to a lawn bordered by a low boundary wall. There is an existing single storey side extension to the north elevation.

2 Planning History

None relevant

3 Proposal

Two storey side extension and single storey first floor side extension over existing.

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

Developer Services, Southern Water

It appears that the developer is intending to build over to a public surface water sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. The conditions associated with the buildover/close to a sewer are contained in Southern Water guidance notes which are available at: southernwater.co.uk. A formal application to build over to the sewer will required to be submitted by the applicant.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

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, an informative is attached to the consent.

Officer Comment : Informative has been added. Please see informatives.

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: 9

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 a two storey side extension and first floor side extension over the existing single storey side extension. The existing side extension would be retained and is set back towards the rear of the property, therefore the proposed two storey element would be set forward from this, continuing the width of approximately 2.6 metres set by the existing extension. It would come flush with the front elevation wall at first floor level and would have a pitched roof which flattens towards the ridge. The additions to fenestration include one velux window on the front elevation roof slope as well as one window at first floor level to the rear and windows at ground floor level to the front and rear elevations.

This extension would alter the look of the property by virtue of its two storey design and would be visible from the public realm. Despite this, its siting, on a corner plot at the end of a cul de sac means this would not be highly visible nor have a particularly dominant or adverse impact on the character of the streetscene. Nor would it create a terracing effect as this is the last property in a row of properties of the same design and therefore there is no adjacent dwelling to the north. The Havant Borough Design Guide states that side extensions should remain subservient to the main building, although this extension is not set back from the front elevation at first floor level, it is at ground floor level and it remains a modest addition in scale and design with a width of 2.6 metres, retaining the existing gap to the northern boundary. Materials proposed are deemed in keeping with the existing property, including facing brickwork, roof tiles and guttering to match existing.

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

- 7.4 To the immediate north of the application site is the rear garden of no 9a Lovedean Lane. There is rear garden space of approximately 18 metres separating the properties and there are no additional windows proposed to the side elevation of no 16, therefore there is not deemed to be any overbearing or overlooking impact upon no 9a.

To the north east of the application site is no 16a Kendal Close. This is a bungalow with an attached garage to the front. The extension would be set back to the south west of this property and is not judged to have any significant impact on amenity at no 16a.

- 7.5 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 .

- 7.6 This proposal would result in an increase of 1 bedrooms to this property, increasing from 3 to 4 bedrooms. This requires 3 parking spaces at the property. These have been outlined on the parking plan . It is noted that there are existing dropped kerbs serving these proposed parking spaces.

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/20/00202

(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:

location plan received 05.03.2020
990 103 P1 proposed plans
990/102 P2 proposed elevations and block plan

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.