
Site Address: 186 The Dale, Waterloooville, PO7 5JB
Proposal: Raised decking area in rear garden. The erection of 2.5m fencing along the south elevation from the ground floor level adjacent the raised decking area.
Application No: APP/19/00641 Expiry Date: 19/08/2019
Applicant: Mr Brucknell
Agent: Mr Lindsay Case Officer: Denise Sheath
 Solent Design Ltd
Ward: Purbrook
Site Visit Date: 23/07/2019

Recommendation: **GRANT PERMISSION**

1 Site Description

186 The Dale, Waterloooville, is a detached bungalow constructed with brick and has some white painted render to the front and side elevations of the dwelling, the property also has a hung tiled roof. to the front of the property there is a hardstanding available for parking of vehicles the property also benefits from a detached garage along the side/rear elevation of the property. The rear gardens along this part of The Dale slope down towards Widley Gardens. The boundary treatment at the rear current consists of approximately 1.8m close boarded wooden fencing to all elevations.

2 Planning History

None Relevant

3 Proposal

Raised decking area in rear garden. The erection of 2.5m fencing along the south elevation from the ground floor level adjacent the raised decking area.

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)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. No development or new tree planting should be located within 3 meters on each side of the external edge of the public sewer.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

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
We have some concern over the raised decking increasing the extent to which our property is overlooked, although this is already rather substantial. We would welcome the planting of trees at the boundary between the properties to provide additional or more substantial screening in addition to those we have planted on our side of the boundary.	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

(i) Principle of development

- 7.2 The proposed decking will have a maximum height of approximately 0.9m from the ground level and a depth of approximately 4.8m and a width of approximately 4.35m the proposed raised decking area is to include Planter Box areas to the northern and southern sides and partially to the rear of the decking area, the rear of the decking area will have steps leading to the garden area. There is to be 2 wooden close boarded wooden fence panels approximately 2.5m in height and with a total width of approximately 3.8m to the southern shared boundary with No. 184 The Dale to provide screening and to prevent overlooking to this neighbouring property.
- 7.3 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

- 7.4 The proposed development will not be visible from the streetscene and the design of the proposal is of a good quality, therefore the proposal would not create a harmful effect upon the streetscene.
- 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 proposal would not be visible to the neighbouring properties to the West elevation and therefore would not impact these neighbouring properties.
- 7.7 Concerns have been raised with regard to the creation of overlooking to the properties along the eastern elevation, the application site has an existing sizeable rear dormer, the proposed decking would not create an further overlooking than there is by the existing dormer, the properties along the eastern elevation are a distance of approximately 20.4 metres from the proposed decking. Therefore any impact upon these neighbouring properties would be minimal and would not create significant harm to justify a reason for refusal of this application.
- 7.8 The neighbouring property to the northern elevation will be screened by the garage within the application site and an existing conservatory within this neighbouring property along the side elevation of this conservatory there are panels rather than glazing. This neighbouring property has a distance of approximately 6.2m from the proposal to the rear of this property. The application site has exiting steps leading down from the rear elevation of the original dwelling which have a height of 0.9m, therefore the proposal would not create any further overlooking than there is at present and the impact would be minimal.
- 7.9 The neighbouring property to the southern boundary will have the decking screened by 2No. close boarded wooden fence panels at a height of 2.5m with a total depth of 3.8m to minimise the impact of loss of privacy and overlooking, there will then be 1No. fence panel which will drop to 2m in height, then the rest of the boundary treatment will remain the existing height of 1.8m. The impact of the development would be acceptable and would not create significant harm to justify a reason for refusal of this application.

- 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).

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/19/00641 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:

Application Form - Received 24 June 2019
Existing and Proposed Plans and Elevations = Drawing No. SD-13937-01 Rev B - Received 03 July 2019.

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.