
Site Address:	5 Allmara Drive, Waterlooville, PO7 5TT		
Proposal:	Erection of single storey rear extension following demolition of existing conservatory.		
Application No:	APP/18/00586	Expiry Date:	29/08/2018
Applicant:	Mr & Mrs Paul Sani	Case Officer:	Emma Chisnall
Agent:			
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 5 Allmara Drive is a detached chalet style bungalow constructed of facing brickwork, concrete tiles and tile hanging. The dwellinghouse is set on a sharp incline of land from Elgar Walk and has an integral garage to the side and sufficient hard-surfacing to the front in order to provide a parking provision for three cars. To the rear the dwellinghouse has a modest amenity space which is part laid as patio and lawn. An existing conservatory is in place to the rear south side and the curtilage boundary is constructed of 1.8m timber fencing.

2 Planning History

None

3 Proposal

- 3.1 Erection of single storey rear extension following demolition of existing conservatory.

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

None

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Comments from 18 Westland Drive: The development looks acceptable and we are sure will benefit the property, however we would like to make the following observation. Recently the bottom of the garden of the applicant was built up by approx 3' in height bordering our property, supported by a block retaining wall; this was to achieve a level rear garden for the applicant. As kindly requested fencing was erected to maintain privacy (as our 6' fence was now effectively 3'). We would like to ensure that any drainage or water flow from the proposed extension and any amendments to the existing drainage is discharged into the main waste or surface water drainage systems and not into any soakaway which would then naturally flow to lower land (our garden). Reading the construction notes this appears to be the case but we feel it should be noted and ensured we are not affected.	See section 7
Support from No 6 Allmara Drive: Looks great - no objections	

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 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 works proposed to No 5 shall be positioned to the rear of the dwellinghouse and shall be completely screened from the public realm therefore protecting the character and appearance of the area from the streetscene of Allmara Drive. Matching materials are proposed to be used which shall ensure the development looks in keeping to No 5. The works are proposed to be in line with the existing conservatory to the south and set in from the north side elevation by a modest amount. With a depth proposed of 3.75m alongside a height proposed of 2.9m the development is considered to be modest in size with an acceptable mass and bulk which achieves a subservient appearance on the dwellinghouse. The works are therefore considered to result in a limited and acceptable impact on the character and appearance of the area.
- 7.4 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

- 7.5 The dwellings that have the potential to be impacted are the adjacent dwellings Nos 6 and 4 Allmara Drive.
- 7.6 The works proposed to No 5 shall reduce the available amenity space at the rear to below the standard requirement of a 10m garden depth as stipulated in the Borough Design Guide 2012. However, it is the applicants wish to have a smaller amenity space and when measured from a middle point the proposed extension would achieve a depth of approx 7.8m. From being single storey in height and modest in size the application site is considered sufficiently large enough to accommodate the proposed development without appearing cramped or contrived. Although the amenity space which would remain would be less than typically expected it is considered that on balance, 7.8m to the rear is sufficient enough to retain an adequate provision to No 5 and is therefore considered to be acceptable.
- 7.7 The works proposed to No 5 shall be set off the shared boundary to the north by approx 1.4m and shall be sufficiently screened by the timber boundary currently in place between the neighbours. The works are therefore considered to accord with the Borough Design Guide when it comes to acceptable single storey development and coupled with a letter of support being written by the neighbour to the north (no 6) the works are considered to result in a neighbourly impact. No windows are proposed in the north side elevation which shall protect privacy levels and ensure no over-looking occurs as a result.
- 7.8 The dwellinghouse to the south No 4 Allmara Drive is positioned to the east of No 5 and therefore the proposed extension shall be in line with their rear amenity space. However, the works shall replace an existing conservatory to the same position and therefore a form of development has been established in this position already. The works shall also be set away from the shared boundary with No 4 to the south by

approx 1.1m at the shortest point which coupled with the works proposing a flat roof and having sufficient screening between the neighbours is considered to ensure that the works comply with the Borough Design Guide and have an acceptable impact on No 4 and its amenities. No windows are proposed in the south side elevation protecting privacy levels and ensuring no over-looking occurs as a result. The development is considered to therefore result in a limited and acceptable impact.

- 7.9 Concern has been raised by No 18 Westland Drive that the works may lead to an increased surface water run off and they have raised concerns over drainage and potential water run off into their garden due to the decline of land to the south and size of the works. Although this point is acknowledged, drainage matters normally fall to be determined under the Building Regulations for small scale developments such as this. In addition it is considered that due to the modest scale of the development, and the fact that the development is not located in a flood zone, that any impact caused to surface water run off would be modest and limited. Notwithstanding these points, construction notes have been submitted with the application which set out the applicant's intention to connect surface water runoff into the existing system, and this is considered to demonstrate that the development should not cause an adverse impact in this regard. The submitted details shall be listed as part of the approved documents which is considered to address this concern sufficiently.
- 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). It is noted no formal letters of objection were received with respect to the scheme over and above the observations submitted which are listed at section 6 above.

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/18/00586 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:

Construction Notes: Received 03.07.2018
Location Plan: Unique Plan Reference: #00324913-8828A5
Proposed Block Plan: Unique Plan Reference: #00330517-4A1F8C
Existing and Proposed Ground Floor Plan: Drawing No 05/1
Proposed Rear Elevation Plan: Drawing No 05/3

Existing and Proposed Side Elevation Plan: Drawing No 05/4

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.