
Site Address: York Lodge, Stakes Hill Road, Waterloo, PO7 5UB
Proposal: Removal of porch and erect brick wall with arch to allow gated access to rear of the property. Removal of rear conservatory and erection of a single storey rear extension with 2 no roof lights and flue. Increase height of front boundary wall to 1.5 metres.(Revised application).
Application No: APP/17/01076
Applicant: Mr Varga
Agent: Mr Wensley
Daniells Harrison Chartered Surveyors
Ward: Stakes
Expiry Date: 11/12/2017
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a car port to the side and has a brown tiled pitched roof and elevations of red/beige multibrick. There is gated vehicular access to the front and a wall to a height of approximately 0.8 metres, with an area of paving and shrubs. The rear garden has a depth in excess of 50 metres, tapering towards the end and is currently uncultivated with areas of grass and shrubs. There is a 2 metre high fence to the northern boundary and hedging and shrubs to the southern and eastern boundaries.
- 1.2 A detached chalet style dwelling is to the south with part of the rear garden to the east and Oaklands School is to the north beyond a public footpath. The side aspect of two storey properties in Shaftesbury Avenue lie opposite. The area is of medium density with a mixture of detached bungalows and chalet dwellings and two storey semi-detached and terraced properties of similar and different age, style and design, together with Oaklands School site.

2 Planning History

APP/16/00497 - Remove existing porch and erect wall with brick arch to allow gated access to rear of property. Removal of existing rear conservatory and erection of single storey rear extension with 2 No. roof lights and flue. Increase height of front boundary wall to 1.5 metres, permitted 04/07/2016.

APP/17/00711 - Application for non-material change to Planning Permission APP/16/00497 relating to reduction and re positioning of windows, lengthening rear extension from 5.2m to 6.3m, minor increase in ridge height and amended gable window style to rear elevation, refused 02/08/2017.

3 Proposal

- 3.1 The proposal is for the removal of the porch and erection of brick wall with arch to allow gated access to rear of the property. Removal of rear conservatory and erection of a single storey rear extension with 2 no roof lights. Increase height of front boundary wall to 1.5 metres.(Revised application). The proposal is similar to that

permitted under APP/16/00497, the changes included in the current application are an increase in the depth of the extension, changes to windows in the northern and southern elevation and repositioning of the windows in the rear elevation and the omission of the flue.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council
No adverse comments

Countryside Access Team

We have **NO OBJECTION** to this proposal, however we request that the footpath is kept free of obstruction throughout the construction period. If there is likely to be an effect on the right of way in terms of dust, noise or other obstruction during the period of the works, we suggest that a Health and Safety Risk Assessment be carried out, and if there is deemed to be a risk to users of the right of way, the applicant should contact the County Council directly to discuss the Temporary Closure of the route for the duration of the works. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at <http://www3.hants.gov.uk/row/making-changes/temp-closures.htm>
We request that the above comment is included within an informative on any permission.

NB: Informative recommended

Developer Services, Southern Water

It appears that the developer is intending to build over a public foul 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 to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will be required to be submitted by the applicant.

Due to changes in legislation that came into force on 1 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. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

The applicant has not stated details of means of disposal of foul and surface water drainage from the site.

Southern Water requires a formal application for a new connection to the public foul and surface water 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 contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

A Adequate soakaway or infiltration system

B Water course

C Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency in relation to larger residential or for commercial development only.

Highways

The application form shows that the application does not include a new vehicular access to the highway and therefore the application should be determined by the Planning Authority using Standard Highway Guidance.

Open Space Society

No response received.

Environmental Health

I have reviewed the supporting documents to this application, and note only minor amendments to the previous scheme, referring more specifically to the bridging of the public foul sewer, and some layout changes to the kitchen area.

I note that the position of the woodburning stove, and the location / height of its flue has been omitted from the plans, but not the applicants description of works on the application form. I assume that the omission from the plans represents a reduction in flue height such that the flue becomes a non-material element of the proposals in planning terms. It nevertheless remains relevant from a nuisance perspective, and a reduction in height could in principle increase the nuisance potential.

I note from our previous case-notes that the flue has been identified as being more likely to cause nuisance at this location due to the factors relating to the form of the local built environment. There is little, if anything, in the revised proposals that would materially affect the comments provided by Environmental Health under APP/16/00497, dated 25/05/2016. Please apply informatives previously requested. Otherwise, no material objections.

Officer comment

There is no flue on the revised scheme, it was added to the description in error and the agent has confirmed it does not form part of the current application. The recommended informative with respect to the flue which was added as part of the previous application has therefore been omitted from this application.

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: 1

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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/utilities

(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 proposal is to the rear and front of the property, similar to that granted under APP/16/00497 and part of the scheme would be visible from the public realm. The rear single storey extension would be approximately 1.35 metres deeper than the previously approved addition, with one window in each side elevation and the repositioning of the windows in the rear elevation. The extension would be set in from the existing side elevations, and this element of the scheme would not be visible from the public realm. Whilst the extension would be a generous addition to the original footprint of the property, it is noted the existing dwelling is of a modest size and the proposal can be comfortably accommodated within the extent of the site, resulting in a cohesive form of development. The increase in the height of the front boundary wall would have a negligible effect on the streetscene.
- 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 property to the south is set back from the application site and the rear of the proposed extension would be approximately 1.8 metres from the southern boundary, and would project slightly beyond the front elevation of the neighbouring property. There is one window in both the northern and southern elevations of the extension which are set in 1.1 metres from the side elevations of the existing property, although they are of a moderate size and are unlikely to cause an unacceptable level of overlooking. The roof of the proposal pitches away from the property boundaries and has a lower ridge height than that of the existing dwelling, relating well to the property and reducing any perception of mass.
- 7.6 There are rooflights to the northern elevation, however Oaklands School is some distance away, beyond the adjacent public footpath to the north. The site is well screened to the north with mature tree screening adjacent to the boundary fence.
- 7.7 It is considered that the increase in the height of the front boundary wall to 1.5 metres would have minimal impact on the neighbouring properties.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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, 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.

Drainage/Utilities

- 7.9 The extension crosses the line of an existing public sewer. Southern Water advise that their consent would be required for these works.

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/17/01076 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 150400 P11	Site, location and block plan
Drg no. 150400 P12	Proposed ground floor plan
Drg no. 150400 P13	Proposed first floor plan
Drg no. 150400 P14	Proposed elevations plan
Drg no. 150400 P15	Proposed section plan

Reason: - To ensure provision of a satisfactory development.