
Site Address: 48 Alameda Road, Waterlooville, PO7 5HE
Proposal: Two storey and single storey rear extension, alteration and extension of roof to create habitable accommodation to include barn hip to front and rear; replacement chimney. (Revised application.)
Application No: APP/17/00932 Expiry Date: 18/10/2017
Applicant: Mr Bartlett
Agent: Case Officer: Bee Crawford
Ward: Purbrook
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and a garage (attached to the neighbouring garage). It has a red tiled pitched and hipped roof and elevations of red multibrick and white painted render. The site is level with vehicular access via a shared drive and an area of grass and shrubs to the front, enclosed by a dwarf wall. The rear garden is in excess of 30 metres in depth and is mainly laid to lawn with a patio area and shed. It is enclosed by shrubs and fencing ranging in height from 1 metre to 1.8 metres.
- 1.2 Detached bungalows are to the east, west and opposite and the side aspect of the garden of a property in Park Avenue is to the rear. The area is of medium density with a mixture of detached and semi-detached bungalows and chalet bungalows of a similar age and similar and different styles and design.

2 Planning History

APP/16/00324 - Two storey rear extension, alteration and extension of roof to create habitable accommodation to include new front gable and replacement chimney, refused 17/06/2016.

APP/16/00669 - Two storey and single storey rear extension, alteration and extension of roof to create habitable accommodation to include barn hip to front and rear; replacement chimney, permitted 23/08/2016.

3 Proposal

- 3.1 The proposal is for a two storey and single storey rear extension, alteration and extension of roof to create habitable accommodation to include barn hip to front and rear; replacement chimney, alterations to external fenestration. (Revised application.) The proposal is similar to that permitted under APP/16/00669, the changes to the current application are: alterations to the rear first floor doors and windows; the repositioning of the roof lights in the eastern roof slope to a higher level, change in the depth of the front bay windows.

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)
DM10 (Pollution)

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

Developer Services, Southern Water

It appears that the developer is intending to build close to 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 minor sewer may be allowed. The conditions associated with the build over/close 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 required to be submitted by the applicant.

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.

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 agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer.”

For further advice, the applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Southern Water requires a formal application for a connection to the public foul 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”.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources 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: Condition and Informative recommended.

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

Environment Agency

No objection in principle to the proposed development as submitted.

Advice to the Applicant:

Environmental Permit – Flood Risk Activity

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the culverted watercourse North Purbrook Heath, designated a 'main river', which runs adjacent to the property.

This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt.

A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

NB: Informative recommended.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application subject to the provision of the new dropped kerb to serve the new parking spaces which I suggest to the Planning Authority they should condition.

Building Control

No comment.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Re: Planning amendment and concerns regarding the current building works 48 Alameda Road, Waterloooville PO7 5HE	
As you can see below we raised	

concerns regarding the original planning proposals to the above property in July last year as residents of number 50 Alameda Road; these views have not changed and the subsequent application with amendments do not reassure us about our concerns and therefore, we continue to disagree with the proposed building work - in part.

Since the building work commenced on 11th July 2017 the intrusion and impact on our quality of living is now unacceptable as outlined below;

builders here at weekends including a Sunday - currently on site 17/09 from 8.20 am demolishing/disposing the waste building material into a skip which is situated no further than 12 ft from our living area. There have been other instances when builder have commenced working at 7.15am.

scaffolding erected without appropriate screening to protect us/visitors from the falling debris - on 1st September I requested screening was erected as roof tiles/shards of wood kept falling onto the access route to our front door and back garden path

temporary blue sheeting was erected following another conversation with the builder; this sheeting was ineffective and has now blown loose, flapping continually, showering us with rain water that collects on the covering

both the sheeting and ties, originally holding the sheets in place are at head height; on occasion these have brushed both myself and visitors - with the potential of catching eyes and causing damage

we continually pick up shards of wood/nails from our front path; this is a real concern to our family and visitors with animals.

the lack of privacy caused
a) by scaffolding erected no further than 4ft 6ins from our front door/step, our bathroom and sons bedroom is on this side of the bungalow plus

The scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health Section.

This is a civil matter which would need to be resolved by the applicant and their neighbours.

See comment above.

See comment above.

See comment above.

See comment above.

<p>b) falling debris is quite a concern for ourselves/visitor safety let alone the noise levels when builders using heavy plant machinery/general demolishing activity; especially at weekends</p>	<p>This is a matter which would need to be addressed by the Council's Environmental Health Section.</p>
<p>the front garden of 48 Alameda is constantly full of rubble/skips; which can be seen constantly due to a low wall dividing the properties; plus close proximity to our main living space therefore, continually feel like we are living on a building site at the moment</p>	<p>This is a civil matter which would need to be resolved by the applicant and their neighbours.</p>
<p>the owner has removed two sections of our boundary wall - without consultation; the biggest section being close to our main access area</p>	<p>Boundary treatments between neighbouring properties is a civil matter.</p>
<p>The owners of 48 Alameda Road no longer reside at the property and therefore, have no understanding or appear interested regarding the impact this building work is having on our daily lives; I actually work from home several times a week and the noise level, has at times been unbearable. I have approached the owners on a couple of occasions to alert them and ask for a little more communication; however, despite reassurance that communication would be better; this has sadly, not happened e.g. working today, Sunday without prior warning.</p>	<p>The scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health Section.</p>
<p>I would like to know, if the planning officers who consider such applications; actually visit the sites to check health & safety issues/rubbish control etc. As both the home owners and the builders employed at 48 Alameda, to carry out the work, do not appear to really consider the impact on neighboring property?</p>	<p>The implementation of the development on this scale is not a material planning consideration. Any concerns with respect to noise would need to be addressed by the Council's Environmental Health Section. On site, health and safety issues would need to be addressed by the Health and Safety Executive.</p>

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 streetscene
- (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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

- 7.3 The proposal is to the rear and front of the dwelling, similar to that granted under APP/16/00669 and would be visible from the public realm, although the property is approximately 9.5 metres from the highway and does not project beyond the front elevation of the property. The proposal is to extend and upgrade the existing property and would result in a generous addition to the overall volume, however it is considered that this can be adequately accommodated within the extent of the site. The number of bedrooms will increase from two to four, hence there would be a requirement for three on site parking spaces. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality which has a mix of similar and different styles and design of properties. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The current application differs only slightly than that permitted under APP/16/00669 and as previously stated whilst the two storey element of the extension would be a generous addition, the revised scheme has reduced the depth at the rear by 3 metres (more than half the original scheme refused under APP/16/00324) and included a half barn hip to the gable ends to lessen the bulk. Although there is a 0.3 metre increase in the ridge height, the extension does not extend beyond the side elevations of the dwelling and there is a distance of approximately 1.3 metres to the side elevation of number 46 Alameda Road and 3.5 metres to the side elevation of number 50 Alameda Road. The roof pitches away from the neighbouring properties which would lessen the impact of the development being overbearing.
- 7.5 With respect to the possible loss of privacy from the proposed windows, there are no new side windows in the single storey element of the scheme and a condition has been recommended for the side windows to be obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed) to protect the privacy of the adjoining neighbours. The plans of the current application show the roof lights in the eastern roof slope to be situated at a higher level than those permitted under APP/16/00669. The scheme would replace the existing front and rear dormers, consequently a degree of overlooking already exists, and it is noted in isolation, the provision of a Juliet balcony would fall within the realms of permitted development. However, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of the roof of the single storey rear extension as an amenity area.
- 7.6 A 45 degree angle test was carried out to assess any potential loss of light to the neighbouring properties, as recommended under Section 5.43 of the Havant Borough Council Design Guide. This verified the extension meets the requirements for adequate daylight to both numbers 46 and 50 Alameda Road.
- 7.7 Regarding the proposed single storey element of the extension, it is of a modest depth at 3 metres, there are no side windows and it is set in from the side elevations of the property with approximate distances of 2.5 metres from no 46 and 3.5 metres from no 50.

- 7.8 The proposed new chimney sits below the new ridge height of the property.
- 7.9 It is therefore considered that the revisions to the permitted scheme under APP/16/00669 would not increase the perception of the proposal appearing overbearing and is unlikely to lead to additional overlooking. The impact is deemed to be acceptable on the properties immediately adjacent to the application site and the surrounding properties, 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/17/00932 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 hereby approved shall be as stated within Section 9 of the planning application unless the Local Planning Authority gives prior written approval for any variation.
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) (England) Order 2015, prior to first occupation of the extension hereby permitted the windows in the roof slope on the side elevations of the property shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 6 Prior to commencement of the development, the developer must agree with Southern Water the measures to be undertaken to protect the public sewer.
Reason: To safeguard the amenities of the locality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, existing and proposed roof plan

Proposed block plan

Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.