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Site Address: 15 Bramley Close, Waterlooville, PO7 7SU  
Proposal: First floor side extension over existing with increased decking to side and rear; cladding to new extension and front of dwelling; Juliette balcony to east elevation; installation of flue to south elevation; increased parking to front.  
Application No: APP/17/00597                      Expiry Date: 26/10/2017  
Applicant: Mrs Manders-Trentt  
Agent: Mr D Treagus                      Case Officer: Emma Chisnall  
              Derek Treagus Associates  
Ward: Waterloo  
Site Visit Date:

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 15 Bramley Close is a semi-detached two storey dwelling situated in Waterlooville. The dwellinghouse is constructed of a mixture of facing brickwork, render and cladding with a concrete tile used for the roof. The dwelling is situated at the east end of Bramley Close and is on a border where the land declines sharply down to the east to meet a stream running parallel to the application site and through the amenity land. Consequently the land to the east of the stream inclines sharply up to meet the dwellings positioned along Roundway Road. As a result the amenity space to the east and rear of the site varies in land levels significantly. Mature trees and high level hedging form the curtilage boundary around the application site providing sufficient screening between No 15 and the dwellings to the south and east of the site.
- 1.2 The dwellinghouse has an existing terrace at first floor to the rear which is positioned between the existing kitchen and east side elevation of the dwellinghouse. At ground floor level there is a concrete pathway along the east side of No 15 which permits an entrance and exit onto the site from the front. Two parking spaces are able to be accommodated to the front on a provision of hard-surfacing.

## **2 Planning History**

04/69858/000 - Single storey rear extension., PERM,22/11/2004

## **3 Proposal**

First floor side extension over existing with increased decking to side and rear; cladding to new extension and front of dwelling; Juliet balcony to east elevation; installation of flue to south elevation; increased parking to front.

## **4 Policy Considerations**

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
DM10 (Pollution)  
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17 (Contaminated Land)  
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturalist**

The site consists of a single detached property located at the end of a cul-de-sac. The site is on a sloping gradient and there a number of mature trees located close to the rear boundaries. Within the garden closer to the property is a mature Oak tree and a mature Alder tree.

Since major construction works will be carried out above the existing ground floor, there will be no change in the footprint of the building and therefore the construction will not directly impact the trees onsite. The proposed decking will only extend as far as the existing hardstanding patio to the rear and therefore will not directly impact the trees.

However it should be conditioned that any storage and/or mixing of materials should be on the existing hardstanding so as not to negatively impact the RPAs of the these trees.

### **Environment Agency**

The Environment Agency has no objection to the proposed development as submitted.

### **Pollution Prevention**

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 – General guide to the prevention of pollution', which is available on our website at [Pollution Prevention Guidance](#)

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

### **Flood Risk Activity Permit**

Please note that this development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. Any works located in, over, under or within 8 metres of a main river or 16m or a tidal defence, is likely to require a Flood Risk Activity Permit from the Environment Agency.

The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506

**The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit.**

Further details and guidance are available on the GOV.UK website: [www.gov.uk/guidance/flood-risk-activities-environmental-permits](http://www.gov.uk/guidance/flood-risk-activities-environmental-permits)

**Planning Officer Comment:** Both points highlighted shall be included as informatives with the decision advising the applicant to review them.

### **Environmental Health**

I have reviewed the application documentation, which is noted to be concise. I have also reviewed the spatial context of the site.

#### *Contamination;*

The property appears to have been built between 1961 & 1966 on the grounds of High Trees nursery gardens, in an area used as an orchard. No former structures coincide with the curtilage of the development plot, however a former above ground storage tank is noted to have formerly been present within 10m of the Northern Boundary of the property (material previously stored &/or dispensed is unknown) .

It is also noted that existing ground levels include substantial gradients, and also that previous levels have been shown on mapping with slopes in different positions. It also appears that a previous alignment of the Hermitage may underlie the property. Made ground is anticipated to be encountered at the site, either as worked ground (cut & fill) or as imported fill (often waste materials, such as clinker, waste spoils, or construction & demolition wastes. Given the construction date, and the prior use of the land as an orchard, it is possible that some elevated concentrations of contaminants may exist within soils.

The scope of the application is not entirely clear, given the lack of a design or planning statement describing the proposed development. It may be that other than groundworks associated with the parking space and decking, works are generally restricted to building over an existing single storey ground floor footprint. Conversely, it is possible that alterations will require underpinning or the realignment of load-bearing walls, such that deep excavations may be required that risk encountering contamination (if present) below the topsoil.

Other than the possibility of disturbing contamination associated with made ground / sub-soils in connection with construction activity, the proposals do not materially alter the existing risk profile of the site. I am mindful that the risks associated with the prior land use are not necessarily likely to be acute, and of proportionality relative to the scale of the proposals. Whilst the risks are not entirely negligible, a requirement for a pre-commencement intrusive site investigation would likely be onerous, and disproportionate to the development.

The principle risks are associated with possible fuel / hydrocarbons originating from the former storage tank, and asbestos containing materials or combustion residues that may be associated with imported fill materials as part of previous land level amendments). Any soil /material that could be deemed to be significantly contaminating should be reasonably obvious if encountered.

If you are minded to grant consent for these proposals, I would recommend that a watching brief be formalised by condition, requiring that any suspicious soil conditions encountered be reported to the Local Planning Authority, and appropriate actions taken. Suggested wording below;

#### **Condition 1; Formalised Watching Brief**

*"In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and*

*approved in writing by the Local Planning Authority.*

*The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;*

*1) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,  
2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;  
3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved. Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;*

*A. A statement confirming that no suspected contamination was identified during development, OR;*

*B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.*

**Reason:** *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of previous land uses (&/or activities) that could pose a risk to future site occupiers."*

It should be noted that any actions required to be taken under the above condition should be proportionate - and may be as simple as determining the scale of any impacted soils through a series of hand dug pits, and removing / disposing of any visibly impacted material. There are not expected to be any acute risks at the site (e.g. to construction workers).

If in doubt, this office is well placed to provide initial advice, and would likely be willing to visit the site upon notification of suspicious (e.g. stained) soils, in order to provide advice as to the appropriate scope of subsequent actions.

#### ***Other issues***

The applicant should be aware that Environment Agency consent is required for any works within 8m of a main river. It is not entirely clear whether the current proposals fall within this distance or not, but it would appear at least possible, particularly with reference to the additional parking space.

The applicant should also take care to ensure that contaminated runoff (including runoff with a high sediment loading, or including any domestic cleaning products) is prevented from entering the Hermitage - both during construction, and during normal use of the completed development (again, with particular reference to the drainage of the extended parking area, to prevent automotive fluids or washwater polluting the freshwater habitat)

#### **Environmental Health:**

No objection raised. Request for informative to be included in relation to log/wood burner not causing a nuisance and complying with the Environmental Protection Act 1990.

## **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: 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) Contamination
- (v) Flooding
- (vi) Trees
- (vii) Flue
- (viii) 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 No 15 is positioned to the east end of Bramley Close and proposes a first floor extension over the existing ground floor including a juliet balcony, increased decking to the side, rear and front, cladding to the new extension and front of the dwelling, increased parking and the installation of a flue to the south. Although the proposal contains many elements of development it is acknowledged that the majority of the works would be to the east side of the dwelling and would therefore be partly screened from the public realm by the existing dwellinghouse. No 15 itself is situated at the end of a cul de sac and is set back from the main streetscene and is angled in such a way that any proposed development to the east side would have a further reduced visual impact on Bramley Close and can be considered to be acceptable.

7.4 Cladding is proposed to be installed on the extension to the front and side elevations. Following a site visit it was noted that No 15 already has cladding in place to the front of the dwellinghouse and therefore the proposed cladding is considered to not look significantly out of place on No 15 pending the colour matching that of the existing. This shall be conditioned as part of the decision. The materials proposed are considered to be in keeping to the varied streetscene of Bramley Close and therefore would not look significantly out of place nor detract from the palette of colour present within the streetscene.

7.5 The first floor extension proposed to No 15 is considered to have an acceptable mass and bulk and shall not project past the existing front and rear elevations. The works are proposed to be set down from the existing ridge height and are therefore considered to achieve a subservient appearance on No 15 which accords with the Borough's Design Guide.

7.6 The terrace although large in size and proposed to be to the front, side and rear of the dwellinghouse is considered to be of a good design that would not detract significant character from No 15 and the area. Although this type of development is not typically

present to the front of other dwellings it is acknowledged that due to the position of No 15 in the streetscene and that it is set back from the curtilage boundary that the terrace to the front would not cause significant enough visual harm to warrant a refusal of planning permission. Therefore the works are considered to be acceptable.

- 7.7 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

- 7.9 The application site is considered to have sufficient space available to accommodate the proposed works whilst leaving an acceptable amount of amenity space for the current and future occupiers of No 15.
- 7.10 The works have the potential to impact the attached neighbour No 16 Bramley Close and the opposite dwellinghouse No 14 Bramley Close. Although the majority of the development shall be to the east side of the site due to the significant gradients in land levels and screening in place from the mature trees present the works are considered to result in a negligible impact to the dwellings to the east along Roundway Road. The works are also considered to be set sufficiently away from the dwelling to the rear to ensure that the impact caused is limited and acceptable.
- 7.11 No 14 Bramley Close is positioned to the north of No 15 and as such has the potential to be impacted by the proposed development. Following a site visit it was noted that No 15 is set in a lower position to that of No 14 meaning the works proposed to the front would not have as a significant impact should the dwellings be level. The dwellings are also set adequately away from each other and alongside the mature screening in place along the shared curtilage boundary from high level thick hedging it is considered that on balance that the works would result in a limited and acceptable impact.
- 7.12 The works in the majority shall be screened from No 16 Bramley Close by the existing dwellinghouse at No 15. However, part of the proposal includes extending the decking area to the rear behind the kitchen extension and up to the shared curtilage boundary to the west. It was considered that this had the potential to impact privacy levels and cause over-looking and as such the decking has been set off the shared boundary and a proposed 1.8m timber privacy screen shall be erected along the depth of the decking to the west to ensure privacy levels are maintained between the dwellings. This is considered to address the concerns sufficiently and shall be conditioned to be carried out accordingly and prior to the development being brought into use. The decking does extend to the front but shall be set off the shared boundary with No 16. Although this does have the potential to cause over-looking this would be into the front amenity space which is already viewable from the public domain and as such would not result in a significant enough impact to warrant a refusal of the planning permission.
- 7.13 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 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) Contamination

- 7.14 The application site has the potential to be contaminated or for contamination to be found during development. Environmental Health have been consulted and have asked for a condition to be included with the decision advising the applicant about the potential

contamination in soil, groundwater or buried waste materials and that should it be discovered, or not, that confirmation either be made to the Local Planning Authority via a statement confirming that no suspected contamination was identified during development or that if it is, documentation in accordance with the guidance outlined in the consultation together with a verification report are submitted confirming that remediation objectives have been met. This shall be included as a condition with the decision and is considered to address the concerns raised.

(v) Flooding

- 7.15 The application site is positioned within 8m of a stream which runs to the east of the site in the garden space. As such the Environment Agency have been consulted and although they raise no objections to the proposal it has been recommended that the applicant is made aware of pollution prevention guidance and flood risk activity permits and therefore two informative's shall be included with the decision which outline the information and guidance documents from the Environment Agency including the links to the website so the applicant can review the two aspects.

(vi) Trees

- 7.16 Mature trees are present within the rear garden and along the east boundary of No 15 and as such the Arboricultural Officer has been consulted. Comments have been made that as the majority of the major construction shall be carried out above the existing ground floor level, there will be no change in the footprint of the building and therefore construction shall not directly impact the trees onsite. The proposed decking shall extend as far as the existing hardstanding patio to the rear and shall therefore not directly impact any trees. A request has been made for a condition to be included with the decision that any storage and/or mixing of materials should be on the existing hardstanding so as to not negatively impact the root protection areas of the trees. This shall be included with the decision and is considered to satisfactorily address the concern raised.

(vii) Flue

- 7.17 A flue is proposed within the rear elevation of No 15 and is part of the first floor development. As such Environmental Health have been consulted and although no objections have been raised an informative has been suggested to advise the applicant that no log/wood burners should cause a nuisance to other neighbours within the area and that to ascertain whether the works comply with the Environmental Protection Act 1990 that contact with Environmental Health Pollution team is advised. This shall be included with the decision.

(viii) Parking

- 7.18 Parking is proposed to be extended to the front of No 15 on an area of land which is already part-hard surfaced and part over-grown with bushes. This is considered to result in a limited and acceptable impact. It is noted that as a result of the development No 15 shall not exceed three bedrooms and as such there is no required need for an increase in the parking requirement onsite as No 15 can already accommodate two parking spaces which meets with the Borough's Parking SPD.

## **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.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00597 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:  
Proposed Floor, Elevation and Site and Block Plan: Drawing No 17/606/01 Rev B Received 06/11/2017  
Location Plan: Received 02.06.2017  
**Reason:** - To ensure provision of a satisfactory development.
- 3 In the event that suspected contamination (being soil or groundwater that is discoloured, oily or odorous, or soils containing asbestos fragments, fibrous materials or a significant proportion of other waste inclusions) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;  
1) Investigation in the vicinity of suspected contamination, sufficient to characterise its nature, likely extent & mobility,  
2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;  
3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability  
All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.  
Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;  
A. A statement confirming that no suspected contamination was identified during development,  
OR;  
B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.  
**Reason:** Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of previous land uses &/or activities that could pose a risk to future site occupiers.
- 4 All materials required for the development hereby permitted shall be stored on the existing hard-surfacing within the application site only unless otherwise agreed in writing and approved by the Local Planning Authority. The existing hard-surfacing shall be made available for this purpose prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on site.

**Reason:** To safeguard the amenities of the locality and having due regard to policies CS16, DM8, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 The external materials as indicated on the approved plan shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise agreed in writing by the Local Planning Authority.

**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.

- 6 The extended terrace hereby permitted shall not be brought into use unless and until a timber privacy screen the same depth of the proposed terrace has been erected along the west side of the terrace to the rear of the kitchen, to a height of no less than 1.8m as indicated on the approved plans drawing no 17/606/01 Rev B. The timber proposed shall match that of the existing and proposed new terrace to ensure it appears in keeping to the rest of the development. The screening shall be 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