
Site Address:	14 Hermitage Gardens, Waterlooville, PO7 7PR		
Proposal:	Replacement single storey front extension.		
Application No:	APP/17/00030	Expiry Date:	03/03/2017
Applicant:	Mr & Mrs Collins		
Agent:	Mr A Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house located to the west of Hermitage Gardens. The land slopes down from east to west.
- 1.2 A detached garage and driveway are located on road level to the front of the property. Due to the descending ground level, the house is sited considerably lower.

2 Planning History

APP/13/00869 - Discharge of Condition No's 2, 3, 5 & 8 of Planning Permission APP/12/00761., PERM,28/01/2014
APP/13/00921 - Erection of 10 dwellings (6 no. 3 bedroom dwellings and 4 no. 4 bedroom dwellings) and associated parking, landscaping and access, PERM,11/12/2013
APP/14/00005 - Discharge of Condition No's 2, 3, 4, 6, 7, 13 and 14 of Planning Permission APP/13/00921. , PERM,28/01/2014
APP/12/00761 - Listed Building Application for demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments., PERM,20/12/2012
APP/13/00330 - Variation of Condition 20 of Planning Permission APP/12/00760 to allow occupation of up to 15 dwellings before works to the north east elevation have been completed., PERM,22/05/2013
APP/13/00339 - Variation of Condition 9 of Listed Building Consent APP/12/00761 to allow occupation of up to 15 dwellings before works to the north east elevation have been completed., PERM,22/05/2013

3 Proposal

Replacement single storey front extension and installation of roof light.

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)

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

5 Statutory and Non Statutory Consultations

Southern Water

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”.

Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the foul sewer.
- No development or new tree planting should be located within 3 metres either side of the centreline of the surface water sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.
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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.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.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: 2

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

(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 replace the existing front extension which is currently in a poor state of repair. Due to the sloping ground levels, along with the position of the existing detached garage, the extension will not be visible from Hermitage Gardens.

The proposed materials will match the existing materials and therefore the design and appearance of the proposal is deemed appropriate in context to the main building, and is 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

7.4 The proposed extension will be similar in size to that of the existing extension. The current structure has a flat roof of 2.8m in height. The proposed extension will have a pitched roof with a maximum height of 3.4m. This will cause no overshadowing to the neighbouring properties.

7.5 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.

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/17/00030 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:

Location plan - received 06.01.17

Site layout plan - 4504/500

Roof plan - 4504/200

Existing ground floor plan - 4504/2

Existing and proposed elevations - 4504/3

Proposed ground floor plan and cross section - 4504/3 (rev a)

Reason: - To ensure provision of a satisfactory development.