
Site Address: 20 Summerhill Road, Waterlooville, PO8 8XE
Proposal: Demolition of existing sun room and erection of single storey side extension and new chimney on western elevation.
Application No: APP/16/01170 Expiry Date: 06/01/2017
Applicant: Mr & Mrs Wallace-Jones
Agent: Mr G Gard Case Officer: Bee Crawford
 ACE Designs
Ward: Cowplain
Site Visit Date: 22/11/2016

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey detached property which has been previously extended. It has a grey slate pitched and hipped roof and elevations of red multibrick. The site is at a lower level than the road and the land falls away to the north. There is open vehicular access to the front with block paving and mature hedging to the front, eastern and western boundaries. The rear garden is split level with a depth in excess of 21 metres, there is an area of decking immediately to the rear of the house which leads to an area of lawn and grass which drops sharply by approximately 1.8 metres. It is enclosed to the eastern and western boundaries by 2 metre high mature hedging and shrubs, with trees to the rear boundary.
- 1.2 A detached two storey property is to the east, a detached chalet style property is to the west, a modern detached two storey property is opposite and the front aspect of properties in Latchmore Forest Grove are to the rear. The area is of medium density with a mixture of detached two storey properties and bungalows and a detached three storey block of flats of similar and different age, style and design.

2 Planning History

01/55515/005 - Erection of lean to conservatory at side of property.
02/55515/006 - First floor extension to rear (north) and side (east) elevations above existing single storey projections and construction of conservatory to side (west) elevation, permitted 26/02/2002.
90/55515/000 - Proposed day nursery (12 children), refused 31/01/1991.
92/55515/002 - First floor extension, permitted 09/06/1992.

3 Proposal

- 3.1 The proposal is for the demolition of the existing sun room and erection of single storey side extension and new chimney on western elevation. The application also included the construction of a first floor side (east) extension, although following officer concerns, this has been omitted and is likely to be re-submitted as a separate application.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Southern Water requires a formal application for any 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 Watercourse
- 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.

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”.

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: 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.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

- 6.1 One letter of objection was received from one address raising concerns with respect to the first floor side extension. However this element of the proposal has subsequently been omitted from the current scheme.

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 would be partially visible from the public realm, although it is set back approximately 4.5 metres from the highway and would be screened by the 2 metre high hedge to the front boundary. Due to the level of the site, the ascending height of the extension towards the rear has triggered the need for planning permission. The development, together with the existing extensions, would result in a reasonable increase to the original volume of the property, although it is considered that the addition can be comfortably accommodated within the extent of the site.

- 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 proposed extension is to the western elevation of the property, adjacent to the boundary, replacing the existing conservatory and shed. Owing to the change in the level of the site which is a characteristic of the land on northern side of Summerhill Road, the extension has a height of 3.75 metres to the front, rising to 4.75 metres to the rear (which is 0.75 metres over the height allowance for permitted development). There are three high level roof lights in the roof which pitches away from the boundary and no windows in the side elevation of the extension. The extension does not project beyond the front or rear elevation of the existing dwellinghouse and it is therefore considered

any perception of additional overlooking or overbearing impact would be negligible as viewed from the west, and this property has not objected to the application. The properties to the north are in excess of 30 metres away from the rear elevation of the extension and it is deemed there would be no impact on the property to the east arising from the amended plans.

- 7.6 The new chimney is to replace the existing flue and is lower than the height of the main dwelling.
- 7.7 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).

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/16/01170 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. 160806/01 Rev A | Location and block plan |
| Drg No. 160804/02 | Existing ground and first floor plan |
| Drg No. 160806/03 | Existing elevations plan |
| Drg No. 160806/04 Rev B | Proposed ground and first floor plan |
| Drg No. 160806/05 Rev C | Proposed elevations plan |
| Drg No. 160806/06 Rev A | Existing and proposed roof plan |
- Reason:** - To ensure provision of a satisfactory development.