

Planning, Design & Access Statement

62 Ferndale, Waterlooville, Havant, PO7 7PB.

***Proposed erection of a rear
(southeast) first-floor extension.***



(Source: Google Earth)

Prepared by
Robert Tutton Town Planning Consultants Ltd
on behalf of Mr N. Perkins.

1. Introduction

This statement supports the householder planning application for the proposed erection of a first-floor extension to the rear (southeast) elevation of no.62 Ferndale.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to extensions to dwellings and design and should be read in conjunction with the other supporting documents.

2. Context



The approach to the site from the southeast, on Stratford Road.



The approach to the application site from the southwest, on Ferndale.

This rectangular site of **0.06 hectare** lies at the junction of Ferndale and Stratford Road in Waterloooville, within Havant Borough Council's administrative area.

Regardless of whether one approaches the site from the northeast or southwest along Ferndale, public views of the rear (southeast) elevation of the subject dwelling are blocked by the properties that face northwest towards the road. Impressions in the approach from the southeast along Stratford Road are constrained by the frontage properties and substantial vegetation. The site is contained on its northeast, southeast and southwest

boundaries by vertical-board fences 1.8-2.0 metres in height.

Vehicular and pedestrian access to the site is afforded via an ungated driveway near its north corner. A dropped kerb and surfaced forecourt afford access and parking for several vehicles at the front of the property.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of 'National Planning Policy Framework' 2021 ('NPPF') reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.



The site viewed from the northwest, on Ferndale.

Paragraph 130 of the NPPF regarding 'Achieving well-designed places', provides for the grant of planning permission for development of good design.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

The development plan for Purbrook comprises the 'Havant Borough Core Strategy' (2011), the 'Havant Borough Local Plan (Allocations)' (2014) document and Supplementary Planning Documents. The Policies Map of the development plan shows this site within the urban area with no special designation; it does not fall within a Flood Zone. Core Strategy Policy CS16 ('High Quality Design') provides for the grant of planning permission for development that is designed to a high standard, respects local context and does not cause unacceptable harm to the amenity of neighbours through loss of privacy, outlook, noise or overlooking; it is submitted that this proposal satisfies those requirements. Core Strategy Policy CS17 ('Concentration and Distribution of Development within the Urban Areas') states that *'Development will be permitted that makes the most effective use of land in the borough by granting planning permission that...Concentrates new...development within the urban areas of...Waterlooville'*. Allocations Policy AL1 ('Presumption in Favour of Sustainable Development') assures that *'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)...It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area...Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise'*.

Paragraphs 5.43 and 5.44 of the 'Borough Design Guide Supplementary Planning Document' (2011) regarding 'Rear Extensions' recorded that: *'The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone'* and *'To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window.'*

The locality is characterised by detached family houses in a wide variety of formats and styles (see aerial photograph on cover page).

A substantial detached house stands on the application site - it is finished in cream render, beneath a hipped/gabled roof of plain grey tiles; a two-storey gabled-element stands at its south corner, with a smaller hip-roofed element at its centre - permission APP/20/00726 was granted in October 2020. A single-storey flat-roofed element stands on the east corner.

Planning appeal APP/X1735/D/19/3240560 (application APP/19/00625) was dismissed by Inspector Davies in June 2020 for the provision of a substantial rear (southeast) first-floor extension to the subject property, as it was considered to be harmful to the living conditions of the occupiers of no.64 Ferndale (next-door to the northeast).

It is submitted that the erection of a sympathetic, reduced first-floor extension to the rear elevation of the subject property would accord with the character of its surroundings and not compromise the amenities of no.64 Ferndale or any key sustainable development principles of national or local planning policy.

3. Consultation

In accordance with the advice proffered at paragraph 39 of the National Planning Policy Framework ('Pre-application engagement and front loading'), the views of Joseph Toole (Planning Officer, Havant Council) and the occupiers of no.64 Ferndale (next-door to the northeast) were invited on this proposal.



The site viewed from the southeast, on Stratford Road.

Via letter of 10th May 2022 (GEN/22/00396), Mr Toole opined that *'In terms of the likelihood of receiving officer support, the proposal is considered to be an improvement from the previous appeal application. It is considered to be of an appropriate design in keeping with the host dwelling and character of the area. In terms of the impact on No.64 due to the alterations made from the previous appeal and the information provided it is considered not to have an adverse impact.'* Via letter of 22nd May 2022, the occupants of no.64 Ferndale recorded that their *'...previous concerns about loss of light and overshadowing are still extant.'*

The views expressed by Inspector Davies regarding the dismissed appeal have naturally been taken into account in the formulation of this proposal, with the provision of a significantly-reduced rear addition.

4. Amount, Layout, Scale & Appearance

In light of the favourable presumption set down in the development plan and the favourable views expressed by Mr Toole, it is proposed that a first-floor extension be constructed at the rear elevation (ie east corner) of the subject property, to achieve an additional bedroom.



The rear (southeast) elevation of the subject property.

Respect for the amenities of neighbours has been accorded priority in the formulation of this proposal, since concept stage. The proposed extension would stand **2.98-3.2 metres** to the southwest of the side elevation of no.64 Ferndale. As demonstrated by the 'Proposed First-floor Plan (07)' drawing, the intended extension would stand outside the 45° overshadowing zones from the rear (south) first-floor windows of the neighbour to the northeast (ie no.64 Ferndale).

In their 'Daylight and Sunlight Assessment' of March 2022 (copy enclosed), Herrington Consulting opined that: *'...the development proposals have been appraised in line with*

the guidelines set out in the BRE document. When assessed against the criteria for establishing whether the proposed development will have a significant impact, it has been

possible to conclude that the development will not result in a notable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring building.'

In this configuration and finished in cream render with a hipped roof of plain grey tiles, the proposed extension would accord with the character of the host property and its surroundings and would not result in a detrimental impact on the amenities of neighbours.

5. Access

The site would continue to be served by the existing access and parking arrangements.

6. Trees & Ecology

No trees or protected species would be harmed by this proposal.

7. Site Waste Management

Timber will be salvaged where possible and inert waste material would be disposed of to a licensed Hampshire County Council site. Any other waste will be segregated into skips and removed by licensed collectors.

8. Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no working on Sundays or Bank Holidays. All materials and plant would be kept within the curtilage of the application site.

9. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal, as it: would not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; and respects the privacy, outlook and sunlight of neighbours.

Development of this site in the manner proposed would achieve more efficient use of this urban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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