

DELEGATED OFFICER REPORT

Site Address:	55 Ferndale, Waterlooville, PO7 7PH		
Proposal:	Provision of extension to replace existing conservatory		
Application Type:	Full Planning Permission		
Application No:	APP/24/00787	Expiry Date:	20/11/2024
Applicant:	Mr Robinson		
Agent:	Mr Clark	Case Officer:	Jennie Fox
	Roger Clark (Architectural Services)		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

1.1 The application site comprises a detached chalet bungalow to the north-west of Ferndale, with a front driveway leading to a garage along the south-west boundary. Externally the dwelling is finished in brick at the base with render above and tile hanging to the first floor that matches the plain tiles on the roof. The majority of the fenestration is white uPVC.

1.2 The surrounding area is residential in character with detached one and two storey dwellings in a variety of styles. The properties are situated well back from the road with generous front and rear gardens.

1.3 The site slopes gently from north-east to south-west such that the property at No.57 is slightly higher than the application site and the property at No.53 is slightly lower.

1.4 The site is not within any designated areas.

2 **Planning History**

No recent planning history.

3 **Proposal**

Provision of extension to replace existing conservatory

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)

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

Councillor Gwen Robinson

None received.

Councillor Peter Wade

None received.

Councillor Ryan Brent

None received.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received.	

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) Biodiversity Net Gain (BNG)

- (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 proposed addition is a single storey rear extension intended to replace an existing conservatory, which will be demolished as part of the works. The single storey rear extension would project 4 metres from the host dwelling, have a width of 6.7 metres, and a maximum height of approximately 3.1 metres. The single storey rear extension would facilitate a utility area and larger kitchen to the ground floor. Materials are proposed to match the host dwelling as far as practicable and are therefore deemed acceptable.
- 7.4 In comparison to the existing conservatory, the proposal would be situated in line with the north-east wall of the host dwelling, and would therefore be closer to the north-east boundary of the application site. It would extend further from the host dwelling, and would be marginally taller. There is currently a passage between the host dwelling and north-east boundary and this gap would be maintained by the proposal. The single storey rear extension would not extend the full width of the house and, although the proposed eaves would be slightly higher than the eaves of the existing house, the overall height would be approximately 2.8 metres lower than the ridge height of the host dwelling. It is considered that the single storey rear extension would be subservient to the host dwelling, therefore satisfying the requirements set out in the Council's Design Guide SPD.
- 7.5 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

- 7.6 To the north-east of the application site is No.57 Ferndale. The layout of No.55 is similar to that of the application site, with a driveway located along the south-west boundary. Due to the driveway, there is a distance of at least 4.5m between the proposal and the main dwelling at No.57, which mitigates much of the potential impact and, as noted in 1.3 above, the slightly sloping nature of the site also sets the proposal at a lower ground level than No.57. As noted in 7.4 above, the proposed extension would be slightly inset from the boundary in line with the host dwelling.
- 7.7 To the south-west of the application site is No.53 Ferndale. As the proposed single storey extension would be situated approximately 5 metres from the south-west boundary, behind the existing garage, the proposal will not be readily visible from No.53 and any impact would be minimal.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00787 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:

EXISTING AND PROPOSED GROUND FLOOR PLANS 24549/1

EXISTING AND PROPOSED ELEVATIONS 24549/2

SECTION AND DETAILS 24549/3

BLOCK AND LOCATION PLANS 24549/4

Reason: - To ensure provision of a satisfactory development.

- 3 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.