

Site Address:	28 Cavendish Drive, Waterlooville, PO7 7PJ		
Proposal:	Following the demolition of the existing garage. Erection of single storey side and rear extension with associated roof works including additional side dormers, changes to fenestrations and elevational updates.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00720	Expiry Date:	22/10/2024
Applicant:	Mr Greenslade		
Agent:	Mr Van Essen	Case Officer:	Denise Sheath
	Studio Essen Ltd		
Ward:	Waterloo		
Recommendation: GRANT PERMISSION			

28 Cavendish Drive, Waterloooville, is a detached property constructed with red/brown brick with brown clay hung tiles to the front first floor elevation. The property benefits from a flat roof dormer on each side elevation roof slope. A detached garage is located adjacent the south western side elevation and boundary. The frontage of the property is block paved from the access up to the garage the rest of the frontage has a gravel area. The rear garden has a small patio area directly adjacent the rear elevation with the rest of th garden laid to lawn. The front boundary treatment consists of a small brick wall directly to the front, with a brick wall and hedging to the front south western side boundary, with a 1m close boarded wooden fence to the front north western side boundary. The rear and rear side boundary treatments consists of 2m close boarded wooden fencing.

59/04807 - for the erection of twenty-four houses and garages on Plots C1-C22A -
19/08/1959

Following the demolition of the existing garage. Erection of single storey side and rear extension with associated roof works including additional side dormers, changes to fenestrations and elevational updates.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

Thank for the email along with photos and TPP.

I can confirm that the TPP is adequate for these trees (none of which appear to be of a TPO quality) in relation to the proposed development.

Should permission be given for this application please create a condition that states that the TPP must be fully adhered to and prior to any development starting on site that the protective fencing is in place and photos provided to be then signed off by the LPA.

Officer Comment: A pre-commencement condition will be placed upon the decision to ensure the above comments are adhered to.

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: 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) Biodiversity Net Gain (BNG)
- (v) Impact upon Trees
- (vi) Parking Implications

(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 first element of the proposal seeks permission to develop a single storey wrap around extension to the side and rear of No 28. The proposed extension is proposed at a depth of approximately 2.6m from the rear elevation; spanning across to the south west by approximately 11.25m with a depth of approximately 12.6m from the rear to the front elevation and a width of approximately 4.3m attaching to the front north western side elevation. The proposal is considered to be of a sound design which appears subservient to the dwellinghouse with an acceptable mass and bulk. The proposed materials are to match that of the existing dwellinghouse which shall ensure the development looks in keeping with the host dwelling. Although the side element would be visible from the public domain the proposed side element of the extension is set back from the front elevation by 1.5m which would reduce the prominence of the development from Cavendish Drive creating an acceptable impact on the character of the area and streetscene.
- 7.4 The second element of the proposal would include the installation of 2No. additional dormers within the south western roof slope. The proposed dormers would be located either side of the existing side dormer which is placed within the centre of the south western roof slope. The materials are to match that of the existing dormers which shall ensure the development would be in keeping with the host dwelling. 4no. Roof lights are proposed to the north eastern elevation of the roof slope, 2no roof lights either side of the existing flat roof dormer. Side dormers and roof lights are a common occurrence within the streetscene of Cavendish Drive. It is therefore considered the additional side dormers and the introduction of roof lights would not have a harmful impact upon the character of the streetscene.
- 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 The proposed development is a significant distance from the neighbouring properties directly opposite the front elevation. It is not considered that the proposals would have a harmful impact upon these neighbouring properties with any impact considered minimal and acceptable.
- 7.7 The proposed rear extension would have a 24.44m distance to the shared rear boundary, with a distance of 41m to the rear facing elevation of the neighbouring property to the rear (No.43 Ferndale). It is not considered that the proposed extension would have a harmful impact upon this neighbouring property with any impact considered minimal and acceptable. Due to the location of the proposed side dormers and distance to No.43, it is not considered the proposed dormers would have a harmful impact upon this neighbouring property with any impact considered minimal and acceptable.
- 7.8 The proposed rear extension would have a 1.3m distance from the shared north eastern boundary with No.30 Cavendish Drive. Although the proposed extension will protrude slightly further than the rear extension at No.30, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy. Therefore any impact from the proposed rear extension would be considered minimal and acceptable. The proposed additional dormers would not be readily visible to No.30 due to their location on the south western roof slope. The roof lights proposed would be set at a height in which they would not create any overlooking or loss of

privacy concerns. Therefore, it is not considered the proposed dormers or roof lights would have a harmful impact upon this neighbouring property with any impact considered minimal and acceptable.

- 7.9 The proposed side element of the wrap around extension would have a distance of 1m to the shared south western boundary with a distance of 2m to the side facing elevation of the neighbouring property to the south west (No.26 Cavendish Drive), the side facing elevation would be screened by the boundary treatment of 1.8m close boarded wooden fencing and hedging within and adjacent the shared boundary which varies in height. There are no facing windows within the side facing elevation of No.26. The rear extension element would protrude approximately 2.5m further than the neighbouring properties rear elevation. Due to the distance to the boundary and the facing elevations it is considered the proposed extension would have a limited and acceptable impact upon this neighbouring property.
- 7.10 The proposed side dormers would be set in 1m from each edge of the south western roof slope with the windows set in 1.5m, the dormers would face onto the north eastern roof slope of No.26. It is noted that No.26 has a side dormer within the centre of its facing roof slope. The front side dormer would face partially out onto the frontage which is readily visible from the public realm. The rear side dormer would mostly face out onto the roof slope and would have a slight view onto the rear garden of No.26. Although there may be a slight impact to overlooking it is not deemed significant enough to warrant a refusal of the application.
- 7.11 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)

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

(v) Parking Implications

- 7.13 The proposal would increase the number of bedrooms at the property taking the property from a 5No. bedroom property to a potentially 7No. bedroom Property. In accordance with the Council's Residential Parking Standard SPD, 3No. parking spaces are required for a property of this size. A block plan has been provided which has shown that there is sufficient space to the front elevation of the house to provide off road parking for 3No. vehicles. Accordingly, it is recommended that a condition be attached to the planning permission to require that the parking spaces shown are provided and retained.

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/24/00720 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:

Tree Protection Plan, Constraints and Arboricultural Method Statement - Drawing Numbers Constraints Plan GH2475a and Tree Protection Plan GH2475b
Proposed Block and Location Plan - Drawing No. CD-PL-103-REV A - Received 12 November 2024
Proposed Floor Plans Elevations and Sections - Drawing No. CD-PL-102-REV A - Received 16 October 2024

Reason: - To ensure provision of a satisfactory development.
- 3 Prior to development commencement the submitted Tree Protection Plan and Arboricultural Method Statement - Constraints Plan GH2475a and Tree Protection Plan GH2475b must be adhered to in full. Photos of the protective fencing once in situ are required to be submitted to and approved in writing by the Local Planning Authority before any development on site is commenced. The tree protection shall be retained and maintained during the course of the development.
Reason: In the interest of protecting the health and wellbeing of the nearby and surrounding trees having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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.
- 5 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.