
Site Address: 129 The Dale, Waterlooville, PO7 5DD
Proposal: Demolition of the existing conservatory and construction of single story rear extension.
Application Type: Full Planning Permission
Application No: APP/24/00038 Expiry Date: 11/03/2024
Applicant: Mr L Elley
Agent: Mr Flint Case Officer: Robert Riley
Chris Flint Ass Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a detached two-storey dwellinghouse, located in Widley on the northern side of The Dale. The application site features a driveway and pebble features to the front and to the rear is a garden. The properties materials feature white and black render to form the external walls, and brown concrete tiles installed in a pitched gable design to form the roof.

The application site is in a location that could be described as both urban and residential, with the character of the road featuring two storey detached dwellinghouses with brickwork and render designs.

2 Planning History

No relevant planning history.

3 Proposal

The proposed works would feature 3 elements

- Demolition of the existing conservatory
- Construction of single story rear extension.
- Construction of permitted development patio with a maximum height of approximately 0.1 metres.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comment received

Councillor Ms C Diamond - Purbrook Ward

No comment received

Councillor Ryan Brent

No comment 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: 10

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 proposed works would feature the demolition of an existing conservatory which

would be replaced with a flat roof single storey extension and a patio which is conforms to permitted development rights due to a maximum height of approximately 0.1 metres. The works would not be too prominent in the street scene due to the set back.

Materials

- 7.4 The proposed works would feature white render and brown concrete tiles these materials are considered acceptable as they would match the existing dwellinghouse.

Dimensions

- 7.5 The proposed works would demolish the existing conservatory and replace it with a flat roof single storey rear extension. The rear extension would have a width of approximately 6.7 metres a depth of approximately 4 metres and a maximum height of approximately 3.2 metres. This is considered acceptable, as it would not extend significantly beyond the extent of the existing conservatory, and is of a modest height.

Windows

- 7.6 On the northern elevation, there would be a window and doors installed, these would replace existing windows and doors of the conservatory and would face the rear garden and trees beyond and are not considered to increase overlooking. On the eastern elevation, there would be no increase in windows and doors and would not increase overlooking from this elevation. On the western elevation, there would be a new window installed to serve the utility room.
- 7.7 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

- 7.8 To the southwestern and northeastern sides of the application site are properties at Nos 127 and 133 The Dale. Due to proximity, the main impact to assess would be in regard to these two properties.

No.127 The Dale

- 7.9 To the southwestern side of the application site is No.127 The Dale. The proposed works would receive shielding from both outbuildings located at Nos 127 and 129. The works would also be of a similar scale to the existing conservatory. There would be a window installed on the western elevation to serve a utility room, this would be clear glass and is considered acceptable as it would face the outbuilding of No.127 and not increase overlooking of No.127's rear garden. The works are therefore considered acceptable in that it would not increase overlooking or a sense of overbearing upon No.127.

No.133 The Dale

- 7.10 To the northeastern side of the application site is No.133 The Dale. The proposed works would not increase overlooking of No.133 and would not face any windows. Due

to its similar scale to the existing conservatory in terms of depth and height, and it not projecting back any further, than the extension to No.133 it is not considered to have any harmful impacts upon No.133.

- 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.

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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00038

(A)

(B) for the following reasons/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:

Drawing Number: FULL/01: SITE, LOCATION, FLOOR AND ELEVATION PLANS

EMAIL CONFIRMING MATERIALS OF THE DALE

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted email by the agent named EMAIL CONFIRMING MATERIALS OF THE DALE, or 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.

