
Site Address:	2 Sonnet Way, Waterloooville, PO7 8LT		
Proposal:	Construction of first floor extension to south elevation [Amended description].		
Application Type:	Full Planning Permission		
Application No:	APP/22/00878	Expiry Date:	03/11/2022
Applicant:	Mr Gilfroy		
Agent:	Mr Ralph	Case Officer:	David Eaves
	JM Ralph Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 2 Sonnet Way, Waterloooville, PO7 8LT.

The locality is residential in nature and the site, itself, comprises a building of traditional brick and tile construction on the junction of Cornelius Drive and Sonnet Way. The building includes 2no. 1-bedroom flats (Nos 1 and 2 Sonnet Way) and 1no. 2-storey dwellinghouse (No.3 Sonnet Way). Finally, the site includes private amenity space to the west, and an off-road parking space for 1no. vehicle off Sonnet Way.

2 Planning History

HWU/03638/1 – REFUSAL in July 1955 for the use of land north of Hulbert Road, Waterloooville, for residential development.

HWU/03638/2 – REFUSAL in September 1957 for the use for residential development of approximately 100 acres of land at Inhurst Wood and part of Outhurst Wood, Hulbert Road, Waterloooville.

13040 – REFUSAL in December 1960 for the use of land on the north side of Hulbert Road, Waterloooville, for residential development.

13040/1 – REFUSAL in October 1964 for residential development with shops, licensed premises, and a petrol filling station, at Inhurst and Outhurst Woods, Hulbert Road, Waterloooville.

13040/2 – REFUSAL in March 1971 for residential development of houses, shops, licensed premises, and filling station for Hurstwood Timber Company, Inhurst & Outhurst Woods, Hulbert Road, Waterloooville.

22267/2 – OUTLINE PERMISSION in January 1975 for residential development and provision of school at Inhurst / Outhurst Woods, Waterloooville.

22267/9 – PERMISSION in December 1978 for the layout of houses, flats, roads, footpaths and open spaces at Phase 2 Hurstwood North, and Phase 2a Inhurst/Outhurst Woods, Waterloooville.

22267/25 – PERMISSION in September 1980 for substitution of house types on Plot Nos 192-195, 214-215, 227-228, 230-233, 238-241 at north end of Inhurst/Outhurst Wood, Waterlooville.

22267/26 – PERMISSION in May 1981 for details of construction of roads and sewers on Phase II at Inhurst/Outhurst Wood, Waterlooville.

22267/37 – PERMISSION in March 1982 for substitution of house types on Plots 234-235-236 at Hurstwood Phase 2, Waterlooville.

94/59172/000 – PERMISSION in July 1994 for the erection of 1.8m and 1m boundary fences.

3 Proposal

Construction of first floor extension to south elevation.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No comments received.

Councillor N Bains - Cowplain

No comments received.

Councillor N Bowdell - Cowplain

No comments 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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

This planning application was consulted on between 04 October and 02 November 2022.

Comment	Officer Comment
No comments received.	

7 **Planning Considerations**

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties

(i) Principle of development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise the construction of a first floor extension to south elevation of the existing dwelling that would have a similar appearance to a dormer extension. In doing so, a first-floor bedroom would be created which would allow the ground floor to be used for a lounge/dining area, whilst still retaining the existing cupboard, shower room, and kitchen area. The extension would comprise a depth and width of approximately 3.65m and 4.25m respectively, along with a roof ridge of approximately 1.85m above the existing southern roof slope.

7.4 The Havant Borough Design Guide SPD states that householder developments should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. More specifically, the Design Guide SPD explains that dormers should not dominate the roof slope of the existing building, and should sit back into the roof and back from the front line of the wall below. Finally, the Design Guide SPD sets out the preference for householder developments to look to the existing dwelling (and its neighbours) as the main reference points for appearance, materials, and detailing.

- 7.5 The proposed extension would reflect the extent of the existing southern first floor wall, eaves height, and roof form and slope at No.3 Sonnet Way – the adjoining neighbouring property to the east. Indeed, the extension would remain subservient to the existing building as it would be lower than the existing roof ridge and would not dominate the existing roof slope. In terms of materials and fenestration, the extension would comprise white UPVC windows which would broadly match the windows at No.3, and would include matching concrete and hanging tiles on the roof and wall respectively.
- 7.6 It is acknowledged that the proposed extension would break the uniformity of the built form, and thus create an imbalance, between Nos 2 and 16 Sonnet Way which both sit at the entrance to Sonnet Way. However, on balance, it is deemed that the appearance, design, and mass of the extension at No.2 would not be unacceptable as it would not lead to demonstrable harm on the visual amenity of the locality. As such, it is considered that the proposed dormer would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD states that householder developments must not have an adverse impact on the amenities of neighbouring properties. The proposed extension would have 2no. clear glazed windows on its southern elevation which would face out onto the adopted highway. Consequently, it is considered that the proposed extension would not be overbearing, nor would it lead to the overlooking, loss of light, overlooking and/or loss of privacy of neighbouring properties beyond existing levels. As such, the proposed extension would have a limited and an acceptable impact on the properties immediately adjacent to the application site and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection were received in relation to the proposed development.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00878 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:

Drg No: 22-066-002-P2 – Proposed Plans, Elevations, Section, Location Plan and Block Plan

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.