
Site Address: 41 Meadway, Waterloo, PO7 7QJ
Proposal: Two storey side and single storey rear extension, along with a loft conversion and minor internal and external alterations. (Revised scheme of previously approved application ref: APP/21/00965)
Application Type: Full Planning Permission
Application No: APP/22/01031 Expiry Date: 22/12/2022
Applicant: Mr A Galliers
Agent: Helyer Davies Architects Case Officer: Tina Pickup
 Helyer Davies Architects Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a two storey semi-detached dwelling located on the north side of Meadway, Waterloo. It is constructed of pale brick with cream render panels at first floor, beneath a concrete tiled roof. The property has a single storey side extension that is a garage, with linking front canopy and porch. It benefits from open vehicular access to the front driveway which provides off-road parking provision. To the rear the property currently benefits from a single-storey rear extension and a rear conservatory. The rear garden is primarily laid to lawn and is enclosed by a close boarded timber fence on all sides.
- 1.2 The site is located south of Queens Enclosure, a heavily wooded public space. The immediate locality is residential in nature with a relatively low density of dwellings with generous garden space forward and to the rear. Surrounding properties are of a similar age and style, although opposite and to the east in Inhurst Avenue are bungalows.

2 Planning History

99/64228/000 - Single storey front extension and front canopy. Pitched roof to existing garage and single storey rear extension - PERM, 14/07/1999

APP/21/00965 - Two storey side and single storey rear extension, along with a loft conversion and minor internal and external alterations - PERM, 10/11/2021

Not yet implemented and this application seeks a variation to this permission

3 Proposal

- 3.1 Two storey side and single storey rear extension, along with a loft conversion and minor internal and external alterations. (Revised scheme of previously approved application ref: APP/21/00965)
- 3.2 This proposal follows the discovery of an existing public foul drain at the rear of the site, the location of which prevented the implementation of the approved scheme. The revised proposal reduces the amount of public drain being built over to less than 6m in accordance with SW's requirements.

- 3.3 The proposal differs from that already approved under APP/21/00965 in several aspects: The footprint of the rear single storey addition is now stepped - in part shallower than previously approved (3.3m instead of 4.6m) but in part deeper at the south-western side (6m instead of 4.6m). Instead of a flat roof this would now have a sloping roof and shallow pitch. The two storey side element is almost the same, minus the central infill. The rear dormer previously had a false pitch - it is now proposed to be flat roofed, of very similar overall dimensions. Materials have also been updated, with proposed use of horizontal cement cladding at first floor.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

[n/a](#)

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

5 Statutory and Non Statutory Consultations

Southern Water

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works

commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

Surface water discharge should follow Building Regs hierarchy in part H3, plus re-use

Officer Note

The revised footprint is to reduce the build over the public foul drain to less than 6m to be able to comply with SW's requirements

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: 9

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) Parking and drainage

(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 overall scale, mass and bulk of the proposed extension is almost identical to the approved scheme APP/21/00965. Whilst the dormer has lost its false pitch, it is sited to the rear and remains of an appropriate scale, being set in and up from the eaves line. The change in materials will alter the external appearance of the property, but there are other properties within Meadway that have already undertaken similar extensions with cladding. Given the presence of mixed materials in the area, then there is no objection to the use of cladding.

7.4 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and character of area, 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

- 7.5 Whilst the south-western half is proposed as deeper than previously approved, nevertheless the projection is only marginally larger than the existing half width conservatory. Being single storey only the impact on adjacent neighbours would be limited. The 2m separation to number 39 would be as already approved with no first floor side windows proposed. The orientation is also such that any additional overshadowing towards number 39 would be limited.
- 7.6 Consequently, it is considered that the revised proposal will not appear overbearing or lead to overlooking 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) Parking and drainage

- 7.7 As previously noted under APP/21/00965, the existing 3 bed property has just one on site space (it being accepted that the integral garage is substandard and ineffectual) which represents a shortfall of one space. As a 4/5 bed dwelling the site should provide 3 on site space to meet the Parking SPD. However, it was previously accepted that the proposed parking plan showing 2 on site spaces represented a net gain of spaces on the site, despite it remaining a shortfall of one space. It was further noted that there is plenty of unrestricted roadside parking in Meadway and the shortfall of one space would not result in 'severe highways impact' sufficient to justify a reason for refusal. Since circumstances have not changed, then the shortfall of one space is considered to remain acceptable.
- 7.8 Since the reason for this application and revised footprint is to sufficiently reduce the impact on the public foul sewer that crosses the site to comply with SW's requirements, then it is clear the agent and applicant are fully aware of the presence of the sewer. This matter largely falls outside of planning legislation and rests with SW and Building Control, and since the agent is aware of the issue and has the matter in hand, then it is considered that a compliance condition only is necessary to adequately protect the sewer.

8 Conclusion

- 8.1 The scale, siting and design of the revised proposal would have limited and acceptable impact on the character of area and the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01031

(A) 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:

Design and Access Statement by hd architects dated Oct 22
Site Location, Block and Proposed Plans and Elevations - Drawing number 21089 - 02 Rev D
Parking Plan - Drawing number 21089 - 05

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.
- 5 Prior to the commencement of development a Build-Over/Close to Public Sewer application shall be made to Southern Water. No development shall commence until this application has been completed and approved by Southern Water. The details of this agreement shall be made available to the Local Planning Authority upon any request, and the works shall only proceed in strict accordance with the conditional approval from Southern Water.
Reason: To adequately protect the public foul sewer crossing the site having due regard to policies and proposals CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.