
Site Address:	12 Underdown Avenue, Waterloooville, PO7 5DH		
Proposal:	Single storey rear extension including raising of existing flat roof to match to enable provision of thermal insulation		
Application Type:	Full Planning Permission		
Application No:	APP/22/00824	Expiry Date:	17/10/2022
Applicant:	Mr & Mrs Edwards	Case Officer:	Lewis Ford
Agent:			
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 12 Underdown Avenue, Waterloooville, PO7 5DH.

The locality is predominantly residential in nature and slopes upwards to the south towards Portsmouth Golf Course. The site includes a link-attached, three-bedroom, bungalow at the end of Underdown Avenue which is a cul-de-sac. The bungalow includes traditional brick and tile construction with white UPVC windows and white render across most of the front elevation. The site can accommodate parking for up to 3no. vehicles and includes three existing additions on its rear elevation.

2 Planning History

HWU/02823 – OUTLINE PERMISSION in March 1954 for the use of land – Parcels A, B, C, D, E and Part F – at Dale Road, Purbrook, for the erection of dwellinghouses.

HWU/03082 – PERMISSION in July 1954 for the layout of new street and the erection of 26 dwellinghouses and garages south of The Dale, Widley.

HWU/05475 – PERMISSION in March 1959 for the erection of 4no. semi-bungalows and 15no. bungalows at The Rise and 22no. bungalows at Underdown Avenue, Widley.

APP/11/01226 – APPLICATION WITHDRAWN for tree works.

3 Proposal

Single storey rear extension including raising of existing flat roof to match to enable provision of thermal insulation.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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

Arboriculturalist

No comments received.

Councillor G Hughes - Purbrook Ward

No comments received.

Councillor H Patel - Purbrook Ward

No comments received.

Councillor C Howard - Purbrook Ward

No comments received.

County Minerals

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection the public sewer to be made by the Applicant or Developer. To make an application, visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk/> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

In situations where surface water is being considered for discharge to our network, we require the following hierarchy – reuse, infiltration, watercourse, storm sewer, combined sewer – for surface water to be followed which is reflect in Part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. Guidance on Building Regulations is here:

<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

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.

For further advice, please contact Southern Water at Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX; Tel: 0330 303 0119; Website: [southernwater.co.uk](https://www.southernwater.co.uk); Email: southernwaterplanning@southernwater.co.uk.

Officer comment: *The above has been captured as a planning condition and an informative on the Decision Notice (DN).*

Southern Gas Network (SGN)

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area, we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer comment: *The above has been captured as planning informatives on the Decision Notice (DN).*

Scottish & Southern Electricity (SSE) Networks

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (Option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Officer comments: *An informative has been included on the Decision Notice (DN).*

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note, Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Officer comment: *The need for safe digging practices has been captured as an informative on the Decision Notice (DN).*

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (iv) Impact on Historic & Natural Environments
- (v) Utilities

(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 Character of the Area & Appropriateness of Design

7.3 The existing bungalow includes three additions on its rear elevation as follows:

- South-west – Existing rear extension;
- Central – Existing rear conservatory; and
- South-east – Existing rear extension following garage conversion.

7.4 The proposed development would comprise the demolition and replacement of the existing rear conservatory with a single-storey, flat roofed, rear extension. The proposal would comprise a depth, width, eaves height, and maximum height (including the proposed roof lantern) of approximately 2.6m, 3.55m, 2.8m, and 3.05m respectively. The proposed development would have the same depth and width as the existing (to-be-demolished) conservatory, and would be flush with the rear elevations of the existing rear additions either side. The height of the proposal would be 0.45m taller than the existing conservatory, and the flat roof of the south-western rear addition would be made flush with the proposal by increasing its roof height by approximately 0.15m to accommodate the provision of thermal insulation.

7.5 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. In addition, the Design Guide SPD explains that householder extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed development would create a uniform rear elevation and would not extend out any further than the existing rear additions. As such, it is considered that the proposed development would remain subservient to the main bungalow. In terms of materials, the proposed development would comprise face brick work and white UPVC doors to match the existing bungalow. The use of matching materials accords with the recommendations of the Design Guide SPD.

7.6 The Design Guide SPD recommends against the delivery of flat roofs. However, the SPD also states that there can be exceptions to this recommendation providing that the proposed flat roof does not have an adverse effect on neighbouring properties and the streetscene. In this instance, due to the existing flat-roofed rear structures, the proposed flat roof is considered to be acceptable as it would only result in a limited visual impact.

- 7.7 Notwithstanding all the above, the proposed development would also comprise the installation of a velux roof light on the rear roof slope of the existing bungalow. The velux roof light can be installed under the permitted development rights (PDR) set out in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), also known as the GPDO. As such, the proposed velux has not been considered any further in relation to this planning application.
- 7.8 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable and appropriate in the context of the application site and its locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, as such, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.9 The Havant Borough Design Guide SPD states that householder developments:

- Should be at least 1m from the side boundary; and
- Should be at least 8m from the rear boundary; and
- Should be at least 20m from the rear neighbouring property; and
- Must not have an adverse impact on the amenity of neighbouring properties.

- 7.10 The proposed development would accord with the separation distances outlined in the first three bullet points above. As for the fourth bullet point, it is considered that the proposed development would not be overbearing and would not lead to any overshadowing, loss of light, overlooking and/or loss of light beyond existing levels. This is because of the siting of the proposed development, and that it would not extend out any further than the existing rear additions. Consequently, it is considered that the proposed development would have an acceptable and limited impact on the amenities of neighbouring properties and, therefore, it would not be contrary of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

(iv) Impact on Historic & Natural Environments

- 7.11 In terms of the historic environment, the site is north of Fort Purbrook which is a Scheduled Ancient Monument and a Grade II* Listed Building. The site and Fort Purbrook are separated by Portsmouth Golf Course with a separation distance of over 172m. As such, the proposed small-scale householder development would not impact the heritage asset and would not be contrary to Policies CS11 and DM20 in the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Local Plan (Allocations Plan) 2014 respectively.

- 7.12 As for the natural environment, the site is more than 55m away from the Portsmouth Golf Course and Purbrook Park Wood SINC. The latter includes Ancient and Semi-Natural Woodland. It is considered that the proposed small-scale householder development would not have an impact on the nearby SINC. In addition, it is also considered that the proposed works would not impact the existing non-protected tree on the rear boundary of the site. This is because; the works would comprise the replacement of an existing rear structure (i.e., existing foundations already dug); the garden slopes upwards towards the rear boundary; and the tree is approximately 18m away from the proposed development. As such, it is considered that the proposed development would not be contrary to Policies CS11 and DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Utilities

- 7.13 The site is not in the Aquifer and/or Source Protection Zones (SPZ) in the Portsmouth Water Catchment.
- 7.14 The site is in the High Pressure (HP) Pipe 300m Buffer in the Southern Gas Network (SGN). The SGN has reviewed this application and standard informatives have been included in the Decision Notice (DN) in relation to safe digging practices.
- 7.15 The site is in proximity to foul and surface water sewers running under Underdown Avenue. Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the application site. Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.4.

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 recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00824 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:

Location Plan

Drg No: 5819/500 – Site Layout Plan

Drg No: 5819/1 – Existing Ground Floor Plan

Drg No: 5819/2 REV A - Proposed Ground Floor Plan

Drg No: 5819/3 REV B – Existing and Proposed Elevations

Drg No: 5819/4 REV A – Cross Section

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match in type, colour, and texture, to 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 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure and having due regard to Policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.