
Site Address:	76 Chaucer Close, Waterloooville, PO7 6AQ		
Proposal:	Demolition of lean to and construction of a single storey side extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00668	Expiry Date:	29/08/2022
Applicant:	Mr Cable		
Agent:	Mr Bramble-Stewart	Case Officer:	Lewis Ford
	GBS Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.76 Chaucer Close, Waterloooville, PO7 6AQ.

The site is located at the end of Chaucer Close (a cul-de-sac) and is surrounded by a garage and parking court to the north, woodland to the east, and residential development to the south and west. The site, itself, includes a two-storey, end-of-terrace, three-bedroom dwellinghouse comprising traditional brick and tile construction, supplemented with white UPVC cladding and window frames on its front and rear elevations. The dwellinghouse includes a flat roofed porch which (excluding the blue render) is a characterised feature of the terraced properties in the locality. The site includes a stepped rear garden which has a depth of approximately 22.5m and slopes up towards the nearby woodland to the east. Finally, the site includes a single-storey wooden structure on its northern side elevation which – as set out below – is proposed for demolition.

2 Planning History

HWU/02561/1 - REFUSAL in Sep 1959 for use of land for residential development.

HWU/02561/2 - PERM in Oct 1959 for use of land for allotments and open space.

HWU/14330 - PERM in Mar 1962 for erection of a pavilion and store.

HWU/20344/1 - PERM in June 1970 for erection of 32no. houses and garages as an extension to Chaucer Close, Waterloooville.

3 Proposal

Demolition of lean to and construction of a single storey side extension

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

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

There are no significant trees onsite or on adjacent land that will be affected by the proposals. I raise no objection to the proposals.

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

No comments received.

County Waste Management

No comments received.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer in the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses, or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: <https://www.southernwater.co.uk/media/3011/stand-off-distances.pdf>

Furthermore, 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 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/>. Please read our New Connections Charging Arrangement 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, and combined sewer – for surface water to be followed which is reflected 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>

For further advice, please contact Southern Water at:

Address: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

Telephone: 0330 303 0119

Website: [southernwater.co.uk](https://www.southernwater.co.uk)

Email: southernwaterplanning@southernwater.co.uk

Officer comment: *The proposed development would be 3m away from the foul sewer line. The above comments have been addressed as an Informative and Planning Condition.*

Forestry Commission

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover. It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “*there are wholly exceptional reasons and suitable compensation strategy exists*” (NPPF, para 180).

We also particularly refer you to further technical information set out in Natural England and Forestry Commissions “Standing Advice on Ancient Woodland”, plus supporting “Assessment Guide and Case Decisions”:

Standing Advice on Ancient Woodland:

<https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

Assessment Guide and Case Decisions:

<https://www.gov.uk/guidance/planning-applications-affecting-trees-and-woodland>

As a Non-Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on ancient woodland.

One of the most important features of ancient woodlands is the quality and inherent biodiversity of the soil; they being relatively undisturbed physically or chemically. This applies both to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). Direct impacts of development that could result in the loss or deterioration of ancient woodland, or ancient and veteran trees, include:

- Damaging or destroying all or part of them (including their soils, ground flora or fungi).
- Damaging roots and understorey (all the vegetation under the taller trees).
- Damaging or compacting soil around the tree roots.
- Polluting the ground around them.
- Changing the water table or drainage of woodland or individual trees.
- Damaging archaeological features or heritage assets.
- Changing the woodland ecosystem by removing the woodland edge or thinning trees – causing greater wind damage and soil loss.

It is, therefore, essential that the ancient woodland identified is considered appropriately to avoid the above impacts.

The National Planning Practice Guidance (NPPG) emphasises:

“Their existing condition is not something that ought to affect the local planning authority’s consideration of such proposals (and it should be borne in mind that woodland condition can usually be improved with good management)”.

If the planning authority takes the decision to approve this application, we may be able to give further support in developing appropriate conditions and legal agreements in relation to woodland management mitigation or compensation measures. Please note, however, that the Standing Advice states that:

“Ancient woodland, ancient trees and veteran trees are irreplaceable. Consequently, you should not consider proposed compensation measures as part of your assessment of the merits of the development proposal”.

We suggest that you take regard of any points provided by Natural England about the biodiversity of the woodland.

This response assumes that as part of the planning process, the local authority has given due regard as to whether or not an Environment Impact Assessment (EIA) is needed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 of the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended. If there is any doubt regarding the need for an Environmental Impact Assessment (Forestry), including for forest roads, please contact us.

We would also like to highlight the need to remind applicants that tree felling not determined by any planning permission may require a felling licence from the Forestry Commission.

Officer comment: *The Forestry Commission was contacted on 18 August 2022 about the above comments but, unfortunately, no response was received. The Ancient Woodland is approximately 22.5m away from, and is on land raised above, the proposed development. In addition, there is a standard 1.8m tall fence on the boundary between the rear garden and the Ancient Woodland. Finally, the Arboriculturist has raised no objection explaining that the trees will not be affected by the proposed development. In considering all the above, the Council has moved forward with granting Planning Permission and has included the above comments as an Informative.*

Portsmouth Water Company

We have no adverse comments to make on this development due to the small nature and location.

Property Management (formerly County Estates Department) Hampshire County Council

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: 4

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 the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Local Ecological Network
- (v) Source Protection Zone (SPZ)
- (vi) 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 dwellinghouse includes an existing “lean to” wooden shed on its northern side elevation which comprises a depth, width, eaves height, and maximum height of approximately 6.m, 3.6m, 2.05m, and 2.4m respectively. It is noted that the existing wooden shed does not benefit from formal planning permission and is too large to have been delivered under the permitted development rights (PDR) set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The existing wooden shed is, therefore, considered as a breach of planning control. However, it is understood that the existing wooden shed was constructed more than 4 years ago and, if so, would mean that it is now immune from any planning enforcement action.

7.4 The proposed development would comprise the demolition of the existing wooden shed to facilitate the delivery of a larger single-storey side extension which would comprise a depth, width, eaves height, and maximum height of 8.3m, 4.35m, 2.5m, and 3.9m respectively. The Havant Borough Design Guide SPD explains that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. The proposed side extension would be flush with the western front and eastern rear elevations, and equate to a 72.5% increase in the width, of the “original” dwellinghouse. Although the footprint of the proposed side extension is considered to be large in comparison to the main dwellinghouse, it is deemed to be acceptable in this instance given; the replacement of the existing (albeit smaller) wooden shed; the existing plot size; and the end-of-terrace and end-of-cul-de-sac location adjacent to a parking / garage court.

- 7.5 The Design Guide SPD also advises that householder developments should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing, as well as roof angles. The proposed development would comprise brick walls, tiled roof, and double glazed UPVC windows and doors to match the existing dwellinghouse which is supported by the Design Guide SPD. In terms of the proposed mono-pitch roof, although this would not follow the exact angle and slope of the existing dwellinghouse, it is considered acceptable in this instance.
- 7.6 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable in the context of the application site and its locality. It is considered that the proposed development would not result in a significant adverse impact on the visual amenity of the area, and would be a welcomed improvement to the existing wooden shed which is proposed for demolition. Given the above, the proposed development is considered to meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD explains that single storey extensions:
- Should be at least 1m from side boundaries; and
 - Should be at least 8m from rear boundaries; and
 - Should be at least 20m from neighbouring rear properties; and
 - Must not adversely impact the amenity of neighbouring properties
- 7.8 The proposed development would meet the first three criteria above as it would be approximately 1m to 3m from its angled northern side boundary - which is adjacent to a parking / garage court - and would be approximately 21.5m from its eastern rear boundary. In terms of potential impact on the amenity of neighbouring properties, the proposed side extension would include; 3no. rooflights; 1no. window on its western front elevation; and double doors and 1no. obscure glazed bathroom window on its eastern rear elevation. Given the orientation and outlook of the development – coupled with its existing boundary heights and its end-of-terrace and end-of-cul-de-sac location - it is considered that the proposed development would not be overbearing, nor would it lead to overshadowing, loss of light, overlooking, and/or loss of privacy at neighbouring properties.
- 7.9 It is understood from liaison with Applicant's family on site that the proposed side extension may be used by the Applicant's mother as an annex to the main dwellinghouse. The proposed extension would have both an internal and external access via the main dwellinghouse and the existing northern side gate respectively. The above is acceptable and Planning Condition No.4 has been included to ensure that the proposed side extension remains ancillary to the occupation of the main dwellinghouse, and is not used as a separate unit of accommodation in the future.
- 7.10 Consequently, it is considered that the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site and, therefore, 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 have been received in relation to the proposed development.

(iv) Local Ecological Network (LEN)

- 7.11 The eastern rear boundary of the site is adjacent to existing woodland which is the subject of Tree Preservation Order (TPO) ref. 1629 and is also designated as "Ancient and Semi-Natural Woodland".
- 7.12 The Standing Advice for Ancient Woodland from Natural England and the Forestry Commission is a material planning consideration for Local Planning Authorities (LPAs). The Standing Advice explains that LPAs should consider; conserving and enhancing biodiversity; and avoiding and reducing the level of impact of a proposed development on ancient wood, as well as ancient and veteran trees. Moreover, the Standing Advice explains that planning permission should be refused if a proposed development would result in the loss or deterioration of ancient woodland – this includes any potential impact from the construction and operation of the proposed development.
- 7.13 The proposed development would not result in the loss of any trees, and, in this instance, it is considered that the proposed development would not lead to the deterioration of the nearby Ancient and Semi-Natural Woodland. This conclusion has been reached on the basis that:
- The proposed development would replace an existing side structure.
 - The proposed development would be approximately 22.5m away.
 - A different extension could be delivered as Permitted Development (PD).
 - There is a 1.8m high fence separating the rear garden and woodland.
 - The ground level raises east towards the woodland.
 - The Arboriculturist has raised no objection.
- 7.14 In acknowledging all the above in relation to the Forestry Commission's comments, 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. For the avoidance of doubt, the Forestry Commission's comments have been included as an Informative.

(v) Source Protection Zone (SPZ)

- 7.15 The site is entirely within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has no adverse comments to make due to the location and small-scale nature of the proposed development. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(vi) Utilities

- 7.16 There are Southern Water surface water and foul sewer lines running under the existing road and garage court to the west and north of the application site respectively. In addition, there is also a Southern Water foul sewer line which runs parallel to the rear elevations of Nos 70 to 76 Chaucer Close – the latter being the application site. The foul sewer line ends outside the rear elevation of No.76 and would be approximately 4m from the proposed development. Southern Water has commented on the application and provided advice on development close to the existing sewer line. This advice has been included as an Informative.

- 7.17 Notwithstanding the above, although it is believed that the existing sewer line does not run underneath the development area, Southern Water has explained that it may be possible that a sewer (now deemed to be public) could be crossing the development area. As such, 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 work can commence or recommence on site. In acknowledging Southern Water's comments, an appropriate Planning Condition has been proposed – see Planning Condition No.5.

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/22/00668 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: 76 CHAUCER 01 – Existing Ground Floor & Roof Plans
Drg No: 76 CHAUCER 02 – Existing Elevations
Drg No: 76 CHAUCER 03 – Existing Ground Floor Plan
Drg No: 76 CHAUCER 04 REV A – Proposed Ground Floor & Roof Plans
Drg No: 76 CHAUCER 05 REV A – Proposed Elevations
Drg No: 76 CHAUCER 06 REV A – Proposed Ground Floor Plan
Drg No: 76 CHAUCER 07 – Existing Block Plan
Drg No: 76 CHAUCER 08 – Existing Site Plan
Drg No: 76 CHAUCER 09 – Existing Location Plan
Drg No: 76 CHAUCER 10 REV A – Proposed Site Plan
Drg No: 76 CHAUCER 11 REV A – Proposed Block Plan
Drg No: 76 CHAUCER 12 REV A – Proposed Location 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.

- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not in a satisfactory position, and does not have sufficient amenity space and onsite parking, to be occupied separately from the main dwelling and having due regard to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 In the event that a public sewer is 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 that adequate protection of infrastructure and having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.