

DELEGATED OFFICER REPORT

Site Address: 6 Spring Vale, Waterloooville, PO8 9DA
 Proposal: Proposed rear ground floor extension, replacement rear dormer, front entrance porch, change of existing dormer cladding, part demolition and replacement of the existing side extension and alterations to floor plans, removal of the existing chimney.
 Application Type: Full Planning Permission
 Application No: APP/24/00752 Expiry Date: 27/11/2024
 Applicant: Mr Smyth
 Agent: Mr Jay Case Officer: Robert Riley
 Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a single storey chalet bungalow located in Cowplain. The application site features both a front and rear garden at present and features a side adjoined garage. The dwelling features both a front and rear dormer at present. The property's materials feature render, brickwork, cladding and tilework for the external walls, and concrete tiles in a gable pitched design for the main dwelling for the roof.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the street generally featuring similarly shaped dwellings, with a mixture of external materials in evidence.

2 Planning History

- 2.1 No relevant history.

3 Proposal

- 3.1 Proposed rear ground floor extension with 4No rooflights, replacement rear dormer, front entrance porch, change of existing front dormer materials, addition of 1No rooflight on dormer, part demolition and replacement of the existing side extension and alterations to floor plans, removal of the existing chimney and hardstanding to the front garden.

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)

DM13 (Car and Cycle Parking on Residential Development)

DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
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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 Andrew Briggs

No comments received

Councillor D Keast - Cowplain

No comments received

Councillor Neil Bowdell - Cowplain

No comments received

Ecologist

This is probably OK. Roof materials and dormers appear sound, with no obvious indication of gaps etc. No justification for further information

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: 26

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
- (iv) Biodiversity Net Gain (BNG)
- (v) Ecology
- (vi) Parking

(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 Part of the works would be readily visible upon the streetscene which would be a front entrance porch, the change of existing dormer cladding, part demolition and replacement of the existing side extension and the removal of the existing chimney.
- 7.4 The alterations to floor plans, 5No rooflights, removal of the existing chimney and proposed porous hardstanding to the front garden aspect of the works are considered acceptable.
- 7.5 The proposed rear ground floor extension aspects of the works would feature an approximate width of 7 metres an approximate depth of 5 metres and an approximate maximum height of 3.6 metres. It would not be visible on the streetscene and is considered acceptable regarding visual amenities. In consideration of its proposed modest height and depth it is considered to be subservient in relation to the main dwelling and an acceptable addition to it.
- 7.6 The replacement rear flat roofed dormer would feature a relatively wide width; wider than the existing rear dormer and would be larger in height. Officers note, that it would feature a moderate increase in bulk on the rear roofslope. However, with reference to the guidance contained within the SPD, it would feature a 0.6m set up from the eaves line of the host dwelling, and would be set 0.4 metres lower than the ridge height of the host dwelling. Furthermore, the rear dormer would not be readily visible upon the streetscene. With regards to this, the proposed rear dormer is considered acceptable with regards to the character of the dwelling.
- 7.7 The proposed front entrance porch would not be of a significant depth and width upon the dwelling and would feature a pitched roof, with regards to this, it is considered to be an acceptable addition to the dwelling and to visual amenities.
- 7.8 The proposed part demolition and replacement of the existing side extension is considered acceptable.

Materials

- 7.9 The works would feature grey tilework and a replacement grey rubber roof for both the front and rear dormer which is considered acceptable. The proposed front porch would feature the same roof materials as the existing dwelling, and would feature oak posts, which is considered acceptable. The adjoined side garage would also feature a grey rubber roof which is considered acceptable. The proposed rear extension would not be visible on the streetscene and would feature white render for the external walls and would feature matching roof materials, this is also considered acceptable.
- 7.10 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) 2011. 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

- 7.11 To the southwestern and northeastern sides of the application site are properties at Nos 4 and 8 Spring Vale. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the nature scale and location of the works, properties to the front and rear of the application site are considered to be acceptably impacted.

No.4 Spring Vale

- 7.12 The proposed rear ground floor extension would feature no fenestration facing No.4 on its side elevation. The extension would feature rear fenestration, however, this would face the rear garden and any oblique views would face boundary treatment, in light of this, this extension is considered acceptable regarding overlooking concerns. The extension would be approximately 2.3 metres from No.4's curtilage, and would face No.4's Utility room, at this distance and in light of that there is no fenestration on No.4's side elevation where the extension would face and that it does not protrude beyond No.4's rear wall, officers consider that overshadowing and overbearing impacts would be limited and acceptable upon No.4. The works propose a replacement rear dormer, at its proposed location it is not considered that it would be unacceptably overbearing or lead to an unacceptable increase of overshadowing. The rear dormer would feature more fenestration, however, this would face the rear garden, and any views of No.4 would be oblique which is considered acceptable. In light of these concerns, No.4 is considered to be acceptably impacted.

No.8 Spring Vale

- 7.13 The proposed rear ground floor extension would feature no fenestration facing No.8 on its side elevation. The extension would feature rear fenestration, however, this would face the rear garden and any oblique views would face boundary treatment, in light of this, this extension is considered acceptable regarding overlooking concerns. The extension would feature an approximate minimum 2.1 metre separation distance from No.8's curtilage, at this distance, officers consider that overshadowing and overbearing impacts on No.8 would be limited and acceptable. The works propose a replacement rear dormer, at its proposed location it is not considered that it would be unacceptably overbearing or lead to an unacceptable increase of overshadowing. The rear dormer would feature more fenestration, however, this would face the rear garden, and any views of No.8 would be oblique which is considered acceptable. In light of these concerns, No.8 is considered to be acceptably impacted.
- 7.14 Consequently, it is considered that the proposal would 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.15 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Ecology

- 7.16 Due to works at first floor level, the Council's Ecologist was consulted regarding bat risk. Regarding bat risk, the Council's Ecologist stated "*This is probably OK. Roof materials and dormers appear sound, with no obvious indication of gaps etc. No*

justification for further information". In light of this, this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011), and is considered acceptable in this regard.

(vi) Parking

- 7.17 Due to a reduction in garage space, whereby the garage would not be able to be used as a parking space, parking has been assessed during the application process. In light of this, the dwellinghouse would remain at 3 bedrooms. The plans annotate, that the front garden would feature hardstanding to the front garden space. In light of this, the front garden would feature ample space to fit 2 cars which would be required to accord with the Havant Parking SPD and this proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

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/24/00752

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: E001: EXISTING LOCATION AND BLOCK PLANS:

Uploaded 4/9/24

Drawing Number: E002: EXISTING ELEVATIONS FLOOR PLANS & IMAGES:

Uploaded 4/9/24

Drawing Number: P001: PROPOSED LOCATION & BLOCK PLANS:

Uploaded 4/9/24

Drawing Number: P002: PROPOSED ELEVATIONS: Uploaded 4/9/24

Drawing Number: P003: PROPOSED PERSPECTIVES: Uploaded 4/9/24

Drawing Number: P004: PROPOSED FLOOR & ROOF PLANS: Uploaded 4/9/24

Drawing Number: P005: PROPOSED INTERNAL VIEWS: Uploaded 4/9/24

DESIGN AND ACCESS STATEMENT: Uploaded 4/9/24

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 additional driveway space shown on the approved drawings, shall be constructed of either porous materials, or shall provide provision to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse and shall subsequently be retained in that condition.

Reason: In the interests of avoiding flood risk and providing sustainable drainage systems in Havant Borough and having due regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 The development shall not be brought into use until a minimum of 2No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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