
Site Address: 43 Shillinglee, Waterloooville, PO7 5RW
Proposal: Retrospective application for a loft conversion with dormer to south side, single storey rear extension and porch to the south side.
Application Type: Full Planning Permission
Application No: APP/22/01105 Expiry Date: 11/01/2023
Applicant: Mr A Davies
Agent: Mr M Morris Case Officer: Jenni Price
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Shillinglee, Waterloooville. Unlike the adjoining properties either side this property is positioned with the gable end facing the road. The works for the dormer window in the side elevation, the porch to the side and the single storey rear extension have already been built. To the rear and offset to the side is a detached garage accessed via a hardstanding leading up the side of the property. The area is residential in character with building styles including bungalows of various designs.

2 Planning History

97/62484/000 - Conservatory to rear, PERM, 29/07/1997
GEN/18/00453 - Is planning permission required to demolish conservatory and replace with extension, 08/05/2018
GEN/22/00975 - Installation of side dormer (retrospective advice). 28/10/2022

3 Proposal

A retrospective planning application has been received for a dormer window in the side roof slope, a single storey rear extension and a porch to the side.

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

Havant Borough Local Plan (Allocations) July 2014
AL1 Presumption in favour of Sustainable Development
AL2 Urban Area Boundaries and Undeveloped Gaps between settlements

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments received

Councillor Husky Patel

No comments received

Councillor Ms C Howard - Purbrook Ward

No comments received

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-over/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-over/close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk.

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.

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.

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

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy 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.

Reuse
Infiltration
Watercourse

Storm Sewer
Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Officer Comments

It is worth noting that the extensions at ground floor level have replaced what was already in place and therefore it is considered that a condition is not appropriate in this case, however an informative is recommended alerting the applicant to Southern Waters requirements/concerns.

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: 5

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 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

- (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 dormer to the side roof elevation has been set in from the front by 0.8m and from the rear by 0.4m. The measurements of the dormer are 2.6m in height, 9.1m wide and 3.4m in depth. It is not higher than the existing roof and has been set away from the eaves by 0.3m. There are 3 roof lights in the northern roof elevation. The single storey rear extension measures 2.9m in height with a flat roof, 3m in depth and 6.7m wide. The porch is located to the side and measures 2.6m high, 2.5m wide and 1.5m in depth.
- 7.4 The property is detached therefore, it is considered that the extensions are subservient when judged within the context of the host dwelling and surrounding properties. The proposed dormer which can be seen from the street scene, is not considered to be harmful in its appearance to justify a refusal as there are other properties within the same road that have similar dormer extensions. Further, in considering the volume and size of the extensions the fallback position is that the rear dormer and the single storey rear extension could be permitted development and constructed without planning permission (excepting the clear glazing to windows).
- 7.5 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). 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

- 7.6 To the south of the application site is No. 41 which the dormer windows of the subject property overlooks. However, the windows in the side elevation of No. 41 face onto the garage and the distance between the side elevation of the subject property and the side elevation of No. 41 is over 10m with No. 41 set further back the windows of the dormer overlook the roof of the existing garage and the roof slope of No. 41. The porch would not be seen due to the siting of No. 41 and the existing garage at No. 41.
- 7.7 Due to the position of the garage at the subject property the single storey rear extension would not be readily seen from the adjacent property at No. 41. The single storey rear extension has been built inline with the extension at No. 45 which is set away from the shared boundary by 2m. Although there is some overshadowing it is worth noting that the extension could be built within the parameters of permitted development, and no representations of complaint have been received from this neighbour.
- 7.8 It is considered that the extensions would not be detrimental to the amenities of the adjoining occupiers and would not 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). Consequently, it is considered that the extensions do not appear overbearing or lead to overlooking and remain subservient to the existing property.

(iv) Parking

- 7.9 This proposal would result in 3 bedrooms which is an increase of 1 from the existing 2 bedrooms. No further parking allocation is therefore required although it is noted that

two or more vehicles could be parked on site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on 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/22/01105 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Site, Elevations and Floor Plans Drawing No. 43 SL 31
Site Plan Drawing No. 43 SL 30

Reason: - To ensure provision of a satisfactory development.