
Site Address:	23 Newlands Road, Waterloooville, PO7 5NF		
Proposal:	Extension and alterations to front elevation		
Application Type:	Full Planning Permission		
Application No:	APP/24/00145	Expiry Date:	07/05/2024
Applicant:	Dr S Moorhouse		
Agent:	Edward Caush	Case Officer:	Josephine Lacey
	Edward Caush Associates		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.23 Newlands Road, Waterloooville, is a large two storey detached property situated to the north side of Newlands Road. The dwellinghouse has a unique design with an element of the front elevation projecting at two storeys in a triangular form, facilitating a spiral staircase with windows at ground and first floor level. This is finished with timber cladding, and the remainder of the front elevation is finished with concrete tiles extending from the first floor level up to the top of the gable end. There is facebrick to the ground floor. There is a flat roofed porch adjacent the ground floor window and two-storey projecting element. The windows are timber. There dwelling is slightly set back from the public realm, and there is substantial soft landscaping between the front elevation and public footpath consisting of several bushes and trees.

2 Planning History

94/59457/000 - Erection of a conservatory to the side of the property at first floor level., PERM,10/11/1994
05/59457/001 - Replace existing glass stairwell enclosure with a timber framed structure with 4 double-glazed windows., PERM,11/08/2005
09/59457/002 - Application to raise pitched roof over house, re-clad upper half of elevations with tiles and hardwood cladding and addition of chimney to rear., PERM,20/07/2009
09/59457/003 - Discharge of Condition No. 2 of Planning Permission 09/59457/002., REF,22/12/2009
10/59457/004 - Discharge of Condition No. 2 of Planning Permission 09/59457/002. , REF,03/03/2010
APP/18/01209 - First floor extension enclosing existing balcony to provide new bedroom and en-suite bathroom and alterations to roof; chimney/flue to proposed North elevation. (Retrospective planning application), PERM,29/01/2019
APP/21/00859 - Extension and alterations to front elevation., PERM,23/09/2021

3 Proposal

Extension and alterations to front elevation

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)

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

Developer Services, Southern Water

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: 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

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, 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

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: 7

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

- (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 This proposal comprises extensions to the front elevation at ground and first floor level. The proposed two storey extension would follow the demolition of the existing front projection. This would be replaced with a two storey extension in the same siting but with increased scale, with dimensions comprising a ridge height of approximately 5.95 metres, a width of 2 metres and a depth of 2 metres. The extension would have a pitched roof with front gable end and overhanging roof; it would feature 2 windows, one at ground floor and one at first floor level and would create an enlarged living area at ground floor level and open space at first floor level. The ground floor extension would have a width of approximately 5.2 metres, a depth of 2 metres and a monopitched roof with an eaves height of approximately 2.6 metres and would create additional living space/porch area. Proposed materials include facing brickwork and tiles to match existing.
- 7.4 The proposed extensions would be very visible within the immediate streetscene due to the prominent siting of the host dwelling on the corner of Newlands Road which is also set on an incline. Whilst this may be the case, the extensions themselves are fairly modest in scale and would be a remodelling and enlargement not too dissimilar from the existing front projections.
- 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 east of the application site is no.1 Bursledon Road. The rear elevation of this dwellinghouse is approximately 19m from the proposal. The proposed extensions are not deemed to result in harm to the amenity of this property due to the distance between the dwellinghouses and direction of the projection.
- 7.7 To the west of the application site is no.21 Newlands Road. There is 11m between this dwelling and the proposed extensions, and they do not project in the direction of this property. Therefore, the proposed extensions are not considered to result in harm to the amenity of this property.
- 7.8 To the north of the application site is the rear garden of no 38 Bursledon Place and a car parking area. There are no alterations proposed to the north (rear facing) elevation.
- 7.9 To the south is no.8 Newlands Road. This dwellinghouse is approximately 19m from the proposed extensions. Though the extensions project in the direction of this dwelling, the distance in between, which includes the public highway, is enough for it to be considered that the proposal will not have any demonstrable impact on the amenity of this property.

- 7.10 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

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/24/00145 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:

23 Feb 2024	21:2096:L(2-) 101 06 A	GROUND FLOOR
PLAN AS PROPOSED		
23 Feb 2024	21:2096:L(2-) 102 11 A	FIRST AND ROOF
PLANS, EAST AND WEST ELEVATIONS AS PROPOSED		
23 Feb 2024	21:2096:L(2-) 103 12 A	SOUTH AND
NORTH ELEVATIONS AS PROPOSED		
23 Feb 2024	21:2096:L(2-)001 02 A	LOCATION PLAN
AND SITE PLAN		

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.