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|-------------------|------------------------------------------------------|---------------|--------------|
| Site Address:     | 8 High Trees, Waterlooville, PO7 7XP                 |               |              |
| Proposal:         | Part single, part two storey side / front extension. |               |              |
| Application Type: | Full Planning Permission                             |               |              |
| Application No:   | APP/23/01042                                         | Expiry Date:  | 29/01/2024   |
| Applicant:        | Mr & Mrs Chamberlain                                 |               |              |
| Agent:            |                                                      | Case Officer: | Joseph Toole |
| Ward:             | Waterloo                                             |               |              |

Recommendation: **REFUSE PERMISSION**

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## **1 Site Description**

8 High Trees, Waterlooville, is a two storey detached property located on the corner of High Trees. The property comprises of brickwork on the ground floor and black tile hanging on the first floor, with concrete roof tiles. Vehicular access is from High Trees with parking to the front of the property.

The property is located within mostly a residential area with a church and blocks of flats within its vicinity. Most properties nearby to the application site are of similar style and design.

## **2 Planning History**

APP/20/01061 - Garage conversion., PERM,14/01/2021

## **3 Proposal**

The proposal is for a two storey side extension with a single storey element to the front. The proposed two storey extension would be used as an extended kitchen on the ground floor and bedroom and bathroom on the first floor. The proposed two storey side extension would have a maximum width of approximately 5 metres, a depth of approximately 7.8 metres with a pitched roof having the same profile and ridge height as the existing dwelling. The single storey front lean to would have a width of approximately 5.1 metres, a depth of approximately 2 metres with a lean to roof having a height of approximately 3.1 metres.

## **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)

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 Gwen Robinson**

No Comment.

### **Councillor Mike Sceal**

No Comment.

### **Councillor Peter Wade**

No Comment.

### **Developer Services, Southern Water**

Please see the attached extract from Southern Water records showing the approximate position of our existing foul and surface water sewers within 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.

- The 150 mm foul sewer, 225 mm and 375 mm surface water sewers requires a clearance of 3 metres on either side of the gravity sewers 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 gravity sewers without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://southernwater.co.uk/media/3011/stand-off-distances.pdf)

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: [developerservices.southernwater.co.uk](https://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](https://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](https://www.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](https://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto: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: 15

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) Drainage matters
- (v) Parking matters

(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 Within the National Planning Policy Framework December 2023 it states decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.4 Policy CS16 of the Havant Borough Core Strategy (2011) states planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design responds positively to existing features of natural, historic or local character within or close to the proposed development site.

7.5 The Havant Borough Design Guide SPD states extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The Design Guide also provides specific guidance in relation to side extensions as follows:

*It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage.*

7.6 In accordance with the policy position above it is considered that the proposed two storey extension would not comply with these standards. There is an established building line along High Trees with the majority of properties offset from the boundary with some forms of green space. Due to the prominent location of the dwellinghouse on a corner plot and the proposed two storey side extension going right up against the boundary of High Trees it is considered to appear as an overly dominant feature in the street scene and would detract from the character of the area. The existing dwellinghouse already has a horizontal emphasis and the proposed two storey extension would make it even more horizontal as well as having a long ridge line which not typical within the established street scene. Furthermore, the proposed two storey side extension would not be set back from the existing dwellinghouse's building line and have the same ridge height of the existing dwellinghouse, as such it is not considered to be a subservient addition to the main dwellinghouse. Therefore, the proposed two storey extension would appear overly dominant and would be an incongruous/prominent feature on the dwelling when viewed from public vantage points, detracting from the character and appearance of the existing building and the street scene.

7.7 It is worth noting whilst a two storey side extension was approved at No.15 High Trees under planning reference APP/15/00213, its planning context is sufficiently different from this proposal. No.15s extension is set back approximately 9 metres from the highway and 2 metres off the boundary whereas the proposed two storey extension here would be right up against the boundary, adjacent the highway therefore appearing more prominent. The Officer's report also acknowledged No.15's extension does not comply with the Havant Borough Design Guide SPD, however as it would be situated on a wide plot with a good degree of space around the building the extension would not appear cramped or result in an adverse impact on the visual amenity of the locality. This proposal differs due to its prominent location and limited space around the building.

7.8 The proposed front lean to is not considered to have an adverse impact on the character of the area due to its size and placement.

7.9 The proposed two storey side extension would have brickwork on the ground floor, tile hanging on the first floor and concrete roof tiles to match the existing property. This would be inkeeping with the main dwellinghouse and the character the area. The proposed front lean to would have glazed panels. Due to its modest size of the lean to,

it is considered to be of

appropriate design and not detract from the main dwellinghouse.

- 7.10 The proposed two storey side extension is deemed inappropriate in context to the character of the area and the existing dwelling and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Havant Borough Design Guide SPD. It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

(iii) Effect on neighbouring properties

- 7.11 The proposed two storey side extension is not considered to have an adverse impact on any of the surrounding neighbouring properties due to its design, placement and size. The same applies for the single storey lean to.
- 7.12 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.

(iv) Drainage matters

- 7.13 Southern Water commented on the application raising no objection.

(v) Parking matters

- 7.14 The proposed works would increase the number of bedrooms from 4 to 5 therefore 3 car parking continue to be required on site. There is sufficient car parking to the front of the application site to comply with the Policy DM13 of the Havant Borough Core Strategy and the Havant Borough Parking Standards SPD.

## **8 Conclusion**

- 8.1 In conclusion the proposed two storey side extension hereby submitted would be an incongruous and prominent feature which would dominate the host dwelling and have a significantly detrimental impact on the character and appearance of the locality and the visual amenity of the street scene contrary to Policy CS16 of the Havant Borough Local plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the guidance in the NPPF, which positively promotes quality design in developments. It is therefore recommended that the proposal be refused.

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## **9 RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/01042 for the following reasons

- 1 The proposed two storey side extension due to its prominent corner location, size, design and close proximity to the boundary would result in an incongruous and prominent feature which would dominate the host dwelling and have a significantly detrimental impact on the character and appearance of the locality and the visual amenity of the street scene. As a result, the proposal would be contrary to Policy CS16 of the Havant Borough Core Strategy (2011), the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.