
Site Address:	140 Hambledon Road, Waterlooville, PO7 6XA		
Proposal:	Conservatory to rear		
Application Type:	Full Planning Permission		
Application No:	APP/22/00630	Expiry Date:	07/09/2022
Applicant:	Mr Nash		
Agent:	Mr. P Longyear	Case Officer:	Lewis Ford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 140 Hambledon Road, Waterlooville, PO7 6XA.

The site includes a 2.5 storey, semi-detached dwellinghouse which comprises traditional roof tiles, UPVC windows and doors, and “off-white” rendered external walls. The front curtilage is partly laid to lawn with the remainder providing hardstanding for the parking 1no. vehicle. The existing dwelling has been extended to the side and rear under previous Planning Permissions (see below) but still retains a rear garden with a generous depth of approx 23m.

2 Planning History

26940/1 – PERM in June 1981 for sun lounge at rear.

03/67828/000 – PERM in May 2003 for single storey rear extension.

06/67828/001 – PERM in Feb 2007 for single storey rear & side extensions.

08/67828/002 – PERM in Apr 2008 for front porch, single storey rear & side extension.

3 Proposal

Conservatory to rear

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS19 (Effective Provision of Infrastructure)

DM10 (Pollution)

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**

Councillor Gwen Robinson

No comment.

Councillor Mike Sceal

No comment.

Councillor Peter Wade

No comment.

Developer Services, Southern Water

In situation where surface water is being considered for discharge to our network, we require the following hierarchy for surface water to be followed; reuse, infiltration, watercourse, storm sewer, and combined sewer. This is reflected in Part H3 of Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration for reuse for new developments.

Guidance on Building Regulations is here:

<https://www.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 at:

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

Telephone: 0330 303 0119.

Website: southernwater.co.uk

Email: southernwaterplanning@southernwater.co.uk

Portsmouth Water Company

The Portsmouth Water Catchment Management Team has reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make. This is due to the development's small nature and location within SPZ 1c of the groundwater catchment.

Southern Gas Network

No comments received.

Officer comments: *The development area appears to be outside of the IP and MP pipe buffer zone. However, for the avoidance of doubt, a standard Informative has been included.*

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: 10

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) Flood Issues
- (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 the Character of the Area & Appropriateness of Design

7.3 The existing single-storey rear extension was granted Planning Permission under ref. 08/67828/002 in April 2008 and comprises a depth of approx 4.8m whilst spanning the width of the "original" dwellinghouse (approx 5.4m). The proposed "Edwardian-style" rear conservatory (which is the subject of this planning application) would extend beyond the rear wall of the existing rear extension by approx 3m (which is roughly the extent of the existing patio). The above would equate to a total addition of 7.8m beyond the "original" rear wall of the main dwellinghouse. In addition, the proposed conservatory would be sited 0.7m in from the side elevations of, and would be approx 0.4m lower in height than, the existing rear extension.

- 7.4 The Havant Borough Design Guide SPD states that conservatories should be in keeping with the character and material of the main building. The proposed conservatory would include rendered walls and white UPVC profile glazed (“A”-rated) windows and doors to match the existing dwellinghouse, whilst also including an “Edwardian-style” glazed roof. It is considered that the above would be acceptable and appropriate in relation to the existing dwellinghouse and its various extensions.
- 7.5 The Design Guide SPD also explains that consideration must be given to the height, mass, and location of the conservatory to prevent the addition overwhelming the existing building. The proposed conservatory would, in combination with the existing rear extension, create quite a large addition to the footprint of the “original” dwellinghouse. However, despite the above, it is acknowledged that the proposed conservatory has been designed to provide a uniform and (roughly) symmetrical built form which follows the pitched roof outline of the existing rear extension. In addition, the proposed conservatory would not be seen from the streetscene and, due to the generous rear garden depth of approx 23m, would not appear overwhelming within the plot size of the application site.
- 7.6 Moreover, the appearance, design, and mass of the proposed development is deemed to be acceptable and appropriate within the context of the application site and its locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, as such, it would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD states that conservatories must not create an adverse effect on neighbouring properties and that, in general, conservatories should be no closer than approx 1m to neighbouring properties.
- 7.8 No.138 Hambledon Road is the neighbouring property to the south-east. The proposed conservatory would not impact the amenity of No.138 due to; the separation distance; the siting of the existing garage; and the existing 1.8m high fencing on the boundary between both dwellinghouses.
- 7.9 No.142 Hambledon Road is the adjoining property to the north-west. No.142 has an existing flat-roofed rear extension which extends approx 2.55m beyond its “original” rear wall. The existing rear extension and proposed conservatory at No.140 would extend approx 5.25m beyond the existing rear elevation at No.142. In doing so, it is acknowledged that there would be a degree of overshadowing and/or loss of light to No.142. However, given the orientation of development, this would be limited to the early morning hours. In this instance – due to the limited overshadowing, the large plot sizes, and that no letters of objection have been received - it is considered that the potential increase in overshadowing would not warrant refusal.
- 7.10 As for overlooking and loss of privacy, the existing boundary fence between Nos 140 and 142 is approx 1.45m in height. It is accepted that, due to the low fence level, reduced privacy is an accepted characteristic between the rear gardens of the locality. However, that said, it is noted that Planning Permission ref. 08/67828/002 for the existing rear extension included Planning Condition No.3 which has been replicated below as follows:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows shall be constructed within the north-west elevation without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy D1 of the Havant Borough District Wide Local Plan 1996-2011

7.11 The Agent / Applicant initially proposed clear glazed windows along the north-western elevation of the proposed conservatory. Nevertheless, in recognition of Condition No.3 (see above) and officer concern during the site visit on 02 August 2022, it was requested that the windows along the north-western elevation are obscure glazed so to avoid the overlooking and loss of privacy for both No.140 (i.e., looking into the interior of the dwellinghouse) and No.142 (i.e., overlooking the main amenity area / outdoor dining area). The Agent submitted "Amended Location, Block, Existing and Proposed Plans" on 05 August 2022 showing that the windows on the north-western elevation of the proposed conservatory would be obscure glazed to Level 5 of the Pilkington Texture Glass Scale. The obscure glazing is considered acceptable and has been secured via Planning Condition No.4 – see below - a minimum obscurity level 4 of the Pilkington Texture Glass Scale is appropriate and would match the Councils standard obscurity requirements.

7.12 On balance, it is considered that the proposed conservatory would not result in an unacceptable impact – in terms of overshadowing, loss of light, overlooking and loss of privacy – on No.142 Hambledon Road. This is because of the existing large garden plots, the siting of the conservatory in from the existing side elevation, and the inclusion of Planning Condition No.4 to secure non-opening and obscure glazed windows along the north-western elevation of the proposed conservatory. Consequently, it is considered that any resulting harm would not warrant a reason for refusing planning permission in this instance. As such, it is considered that the proposed conservatory would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Flood Issues

7.13 The site is in Flood Zones 2 and climate change modelling has predicted that the site will also be in a future flood zone. However, given the nature and scale of the proposal, it is not considered that the proposed development would put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, it is not considered, in this instance, that the proposed development would be contrary to Policy CS15 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Source Protection Zone (SPZ)

7.14 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 subsequent adverse comments to make due to the 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

- 7.15 There are Southern Water Foul Sewer and Surface Water Sewer Lines running under Hambledon Road in proximity to the site. 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 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00630 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:

Amended Location, Block, Existing and Proposed Plans
(Received and published on 05 August 2022)

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, to 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, the windows on the north-western side elevation of the permitted conservatory shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 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 not previously identified, the 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 the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.