
Site Address:	44 Ferndale, Waterloooville, PO7 7PA		
Proposal:	Two-storey rear extension, demolish and re-site the garage		
Application Type:	Full Planning Permission		
Application No:	APP/22/00409	Expiry Date:	02/08/2022
Applicant:	Mr Holdway		
Agent:	Mr Taylor	Case Officer:	Joseph Toole
	SMT Building Design Services Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Ferndale, Waterloooville, is a two storey detached property located to the east side of Ferndale. The property comprises of brickwork and roof tiles. Vehicular access is from Ferndale with parking to the front and side.

The property is located within a residential area with some surrounding properties of similar style and others differing.

There a number of trees on site and within the vicinity.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development would involve the removal of the existing rear extension and rear dormer being replaced by a two storey rear extension. It would be used as a living space/kitchen on the ground floor and two bedrooms on the first floor with an en-suite. Furthermore, the existing detached garage would be removed and replaced by a larger garage.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The submitted Arboricultural information does not demonstrate that the trees onsite have been properly assessed by a person suitably qualified and experienced in the field of arboriculture, the impact of the development on trees has not been considered, or vice versa, and the protection measures specified are not considered sufficient to minimise the impact of this development.

Therefore in light of this please could you provide further Arboricultural information to demonstrate how the construction will proceed without causing harm to trees and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate this development.

Councillor Gwen Robinson

No Comment.

Councillor Mike Seal

No Comment.

Councillor Peter Wade

No Comment.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Loss of outlook and light	Please see Section 7.

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
- (v) Trees
- (vi) CIL

(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 proposed works would have brickwork, k-render and composite cladding panels with a part pitched roof with matching concrete roof tiles to the main dwellinghouse and part flat roof. These materials are considered to be of an appropriate design and thus deemed acceptable to the main dwellinghouse and character of the area.

7.4 Due to the position of the proposed works to the rear of the property it is not considered to have a negative impact upon the character of the area. Although large the proposed extension and proposed garage they are considered to be subservient to the host dwellinghouse and the retained amenity space thus deemed acceptable.

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 On the south west side facing No.42 Ferndale there would be a high level window within the proposed two storey extension. Due to the window's height it would be non looking thus not considered to cause harmful overlooking to the occupiers of No.42. The side of the proposed rear extension would feed off the existing side wall, with the shared boundary of No.42 which has a ground floor window which serves a kitchen and a first floor window serving a bathroom. The proposed extension is not considered to materially change the position as to over shadowing or loss of light on the ground floor window which is already overshadowed by the existing flank wall. It is also worth noting there is a rear window within the dining room adjoining the kitchen which offers a degree of light source for the kitchen. At first floor level the window does not serve primary living accommodation; it serves a bathroom, which is obscurely glazed, which would be conditioned to this effect. Therefore the proposal is not considered to have an adversely negative impact on the neighbouring property.

- 7.7 On the north east side facing No.46 Ferndale there would be a new door and window on the ground floor. This would face out onto the driveway area and side wall of No.46. There is already a window overlooking this area in the application property and the proposal would not materially change this and thus deemed acceptable. On the first floor there would be two new windows serving a bathroom and en-suite, which would be obscurely glazed and conditioned to this effect. These would face out onto the side wall of No.46 and as a result not considered to cause harmful overlooking. There are four ground floor windows within the side of No.46 with the 3 closest to the rear being obscurely glazed and not being the primary windows for light thus the proposed extension is not considered to cause a harmful loss of light on this side. Furthermore, the proposed rear extension would not extend out further than the rear wall of No.46 and would be offset by the existing driveway therefore it is not considered to appear overbearing to the neighbouring occupiers.
- 7.8 To the rear there would be a set of doors and windows on the ground floor and three windows on the first floor within the proposed extension facing out onto the rear garden. Due to the existing screening of existing fencing, trees and hedges and position of the replacement garage it is not considered to cause harmful overlooking any of the surrounding properties.
- 7.9 The proposed garage would be in a similar position to the existing. It would have a pitched roof and due to its position and roof design it is not considered to have an adverse impact on No.46.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Parking

- 7.11 The proposed development would result in the increase of bedrooms from 3 to 4 therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(v) Trees

- 7.12 The Council's Arboriculturalist was consulted on the application and requested further Arboricultural information to demonstrate how the construction would proceed without causing harm to trees and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate the development. This was passed onto the applicant's agent who declined to provide further information to this regard, as he correctly stated that the trees within the vicinity of the proposal are not TPO'd or deemed worthy of being TPO'd and could be removed at any time, without any recourse to the LPA. Therefore having regard to the lack of any controls over the retention of the trees, which could be removed at any time, a reason for refusal, by the failure to provide the information requested, could not be sustained. However, the Tree Report (June 2022) outlines measures to be taken during the construction of the proposed works. A prior commencement condition for the protective barrier to be installed and retained throughout the lifetime of the construction process and works to be in compliance with the Tree Report, which has been agreed with the agent, is recommended.

(vi) CIL

7.13 The proposed works would be under 100sqm therefore not CIL liable.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours, parking and trees within the vicinity of the proposal 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/22/00409

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:

Location Plan
Block Plan
Existing and Proposed Floor Plans and Elevations - 02 REV A
Tree Report - June 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, 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 Prior to commencement of the works hereby approved the protective barrier shall be installed as outlined in the Tree Report dated June 2022 and retained throughout the lifetime of the works. Furthermore, the works must be in compliance with the Tree Report (June 2022).

Reason: To ensure that the trees located to the rear of the property are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy)

2011 and the National Planning Policy Framework 2018.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the two windows in the first floor serving the en-suite and bathroom on the north east elevation facing No.46 Ferndale shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in floor level and retained as such thereafter.

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.