
Site Address:	13 Hartwood Gardens, Waterloooville, PO8 8RA		
Proposal:	Single storey side extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00985	Expiry Date:	08/12/2022
Applicant:	Mr Smith		
Agent:	Mr Jay	Case Officer:	Jenni Price
	The Planning Service		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1) Site Description

The application site is 13 Hartwood Gardens, Waterloooville, PO8 8RA.

The locality is predominantly residential in nature and comprises a cul-de-sac off Hart Plain Avenue. The site, itself, includes a 1990s, two-storey, semi-detached, three-bedroom, dwellinghouse of traditional brick and tile construction there is a detached garage which is part of the site and is located on the north-eastern side of the property.

2) Relevant Planning History

91/55331 – PERMISSION in May 1991 for residential development involving 14 dwellings and garages with access onto Hart Plain Avenue between Nos 62 and 62a and 1no. dwelling and garage with access onto Silvester Road between Nos 89 and 93.

As part of the grant of planning the following conditions were added to the approved decision notice:

Condition No.8 – Re driveways for Plots 3, 5, 6, 7 and 8

Condition No.12 – Nothing over 0.6 metres in height above the level of the carriageway shall be placed or permitted to remain on the land hatched orange on the approved plan.

Condition No.13 – Garages to be retained and made available for parking.

Condition No.15 – Removes PDR for Classes A, D, E, and F on Plots 10-14.

Condition No.16 – Removes PDR for Classes B and C on Plots 1-3.

3) Proposal

Single storey side extension. The extension will be set back from the front elevation by 5m and extend to the northern boundary by 3.1m. It will not project beyond the rear elevation.

4) Policy Consideration

Havant Borough Local Plan (Core Strategy) 2011

CS16

CS17

DM8

Havant Borough Local Plan (Allocations Plan) 2014

AL1

AL2

5) Statutory & Non-Statutory Consultees

Arboriculturist

No comments received.

Councillors

No comments received.

Portsmouth Water

Portsmouth Water have reviewed the application and associated documents for APP/22/00985 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Southern Water

Thank you for your letter dated 27/10/2022.

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

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.

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.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comments	Officer comment
No comments received.	At the time of writing this report there were no letters 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) Parking
- (v) Trees

(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 proposed development would comprise the erection of a single-storey, hipped roof, side extension which would be readily visible from the streetscene. The proposed side extension would extend out from the northern side elevation by approximately 3.1m (or 3.3m if the roof eaves are considered) to provide an enlarged lounge/dining area. The proposed side extension would also have a width, eaves height and maximum height of approximately 3.9m, 2.8m, and 3.9m respectively.

7.4 The Havant Borough Design Guide SPD states that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. The Design SPD also explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, detailing, materials, and roof form. In this instance, the proposed side extension would be subservient to the main dwellinghouse and would comprise clay brick stock, tiles, guttering and fascia, and UPVC windows and doors to match the existing dwellinghouse. Indeed, the proposed fenestration would also match the existing dwellinghouse in terms of size and positioning, and the proposed hipped roof would broadly mirror that of the main dwellinghouse.

7.5 Moreover, the appearance, design, and mass of the proposed development is deemed to be acceptable and appropriate in 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 meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.6 The Havant Borough Design Guide SPD states that householder developments should be at least 1m from the boundary with adjacent properties and must not result in an adverse impact on the amenity of neighbouring properties. The proposed side extension would be separated from the northern side boundary by the existing driveway and so would accord with the 1m requirement. In terms of fenestration, the proposed side extension would include 1no. window on its western front elevation and 1no. double door on its eastern rear elevation. The former would face onto the front garden area whilst the latter would be sufficient screened by the existing 2m high brick wall which will sit between the proposed extension and the existing garage. There would be no concerns with amenity given the orientation of the extension and that there are no windows/door in the side elevation.
- 7.7 Consequently, it is considered that the proposed development would not be overbearing, nor would it lead to any overshadowing, loss of light, overlooking, and/or loss of privacy for neighbouring properties above existing levels. As such, the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site. The proposed development would, therefore, meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Parking

- 7.8 The proposed development would encroach onto existing driveway and parking spaces; however, it will still be possible to park 2no. vehicles and access the existing detached garage.

(v) Trees

- 7.9 The proposal includes the removal of three trees which are considered minor and do not benefit from a tree preservation order. It is considered that the loss of these trees would not merit TPO and the proposal would not be contrary to Policy DM8.

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 is recommended for approval subject to appropriate planning conditions.

9) Recommendation

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00985 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:

Design & Access Statement (uploaded 14/10/22)

Drg No: P001 – Proposed Location & Block Plans

Drg No: P002 – Proposed Elevations

Drg No: P003 – Proposed Perspectives (CGI)

Drg No: P004 – Proposed Extension Plan & Cross Sections

Drg No: P005 – Proposed Roof Plan & Internal Perspectives

Reason: To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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.