
Site Address: 17 Cavendish Drive, Waterlooville, PO7 7PJ
Proposal: Variation of condition nos 2 and 4 of planning permission APP/21/01196 relating to amendments required for sewer protection.
Application Type: Variation/Relief of Condition
Application No: APP/22/00234 Expiry Date: 19/05/2022
Applicant: Casper Smallridge
Agent: Jim Spencer Case Officer: Denise Sheath
Meon Building Designs
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a chalet-style bungalow located at 17 Cavendish Drive within Waterlooville. An access point is located adjacent to the southern western site boundary, leading to an existing single garage set to the rear of the dwelling.
- 1.2 The locality comprises predominantly detached chalet-style bungalows, many with alterations and additions, with a transition to two-storey dwellings further north-east along Cavendish Drive. Dwellings along Cavendish incorporate generous front setbacks which provide a wide, open nature for the street, coupled with green verges. Most dwellings provide for on-site parking allowing for a clear uncluttered appearance within the street.

2 Planning History

APP/20/01162 - Permanent Retention of Existing Log Cabin as ancillary accommodation. PERM,21/04/2021
APP/21/01196 - Rear extension increasing accommodation at first floor, including Juliet balcony to rear and side dormer (Decision 28.1.22). Request to discharge conditions 2 and 4 (received 14/03/2022)., PERM 28/01/2022

3 Proposal

The proposal is to vary the plans relating to the sewer protection condition approved under conditions 2 and 4 of planning application APP/21/01196. The alterations include the reduction in depth of the previously approved two storey extension from 3.713m to 3.208m; amendment to the previously approved gable hipped roof to a full gable roof design, amendment to the fenestration of the Juliet Balcony to have sliding patio doors.

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)

CS19 (Effective Provision of Infrastructure)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E20 (Drainage infrastructure in new development)
E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

The developer is currently in consultation with Southern Water with regards to sewer protection agreement under reference 3929(DSA000008485). The public sewer protection proposals have to be agreed and approved by Southern Water before commencement of works on site.

All other comments in our response dated 01/12/2021 remains unchanged and valid. 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am writing on behalf of (redacted)	
We received your letter, Ref:APP/22/00234 and wanted to clarify one point.	

Since (redacted) house was built, there has been a no man's land at the bottom of 6 Hermitage Gardens and 17 Cavendish Drive's gardens. We would like to be assured that this piece of land remains untouched by 17 Cavendish Drive. There is a wire fence at the bottom of No 6 Hermitage Gardens. (redacted) does not want the foliage on this fence to be disturbed. (redacted) Can you look into this please? Thank you in advance.	This would be a civil issue and not a planning consideration. The works however are set off this boundary.

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 The proposed variations to the approved Two storey extension would slightly alter the scale and appearance of the two storey extension approved under application APP/21/01196 with regard to reducing the depth by 0.505m and amending the roof shape from a hipped gable roof to a full gable roof. It is not considered that the changes proposed would have a greater impact on the character and appearance of the surrounding area than the previously approved permission.

(iii) Effect on neighbouring properties

7.4 The revisions do not impact upon overlooking or allow for increased overshadowing or overbearing effect. It is therefore considered that there would be no greater impact on neighbour amenity than the works allowed under approval APP/21/01196. The variation to the above permission would therefore continue to accord with the relevant criteria of policy CS16 of the Core Strategy. No objections were received regarding the changes.

(vi) Southern Water

7.5 Southern Water were consulted as part of this variation application they have stated that the developer is currently in consultation with Southern Water with regards to

sewer protection agreement under reference 3929(DSA000008485). The public sewer protection proposals have to be agreed and approved by Southern Water before commencement of works on site. Southern Water state all other comments in their response dated 01/12/2021 remain unchanged and valid.

8 Conclusion

- 8.1 The amended design of the Two storey extension is considered to be appropriate to the character of the street and would not result in unacceptable harm to neighbour amenity. The variation to condition 8 is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00234 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:

Location Plan - Received 24 March 2022

Block Plan - Received 24 March 2022

Existing and Proposed Elevations and Section - Drawing No. CS-3-J - Received 24 March 2022

Existing Floor Plans - Drawing No. CS-1-C - Received 24 March 2022

Proposed Floor Plans - Drawing No. CS-2-J - Received 24 March 2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.