
Site Address: 28 Lily Avenue, Waterlooville, PO7 5BQ
Proposal: Single storey rear extension, glass lantern, windows to the dormer moved and resized and a new front roof light.
Application Type: Full Planning Permission
Application No: APP/22/00463 Expiry Date: 27/06/2022
Applicant: Mr & Mrs Hoggett
Agent: Mr Rosenthal Case Officer: Denise Sheath
 Rosenthal Design Services Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

28 Lily Avenue, Waterlooville, PO7 5BQ

2 Planning History

32238 - Rooms in roof - Permit - 02 November 1984

89/53674 - Rear Conservatory - Permit - 11 August 1989

3 Proposal

Single storey rear extension, glass lantern, windows to the dormer moved and resized and a new front roof light.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Thank you for your letter dated 15/06/2022.

Please see the attached extract from Southern Water records showing the approximate position of public foul sewer in the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the public foul sewers to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Furthermore, 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 foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: 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

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

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: 8

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

(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 single storey extension element of the application is to replace an existing conservatory addition located to the rear of the property, increasing the depth by approximately 0.5 metres (3.5m from the original rear wall) the proposed extension will span the width of the property and will have a parapet roof with a maximum height of 3.475m with a roof lantern placed within its centre, the materials to be used in the construction of the extension will match the existing brickwork. The extension would result in a reasonable increase to the original footprint of the property which can be comfortably accommodated within the extent of the site. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

7.4 The second element to the proposal is to reposition the 2no. windows within the rear dormer and the additional of a roof light to the front roof slope, following the re-configuration of the internal layout within the roof space. It is considered that the proposed alterations to the dormer windows and the addition of an additional roof light to the front would not create a harmful impact upon the character or visual amenity of the streetscene, many of the properties within Lily Avenue have rear dormers and rooflights to the front roof slopes of varying design and window positions.

7.5 The proposal includes the addition of 2No. windows within the ground floor eastern elevation, 1No. window will serve the ground floor bathroom, the second window will serve the entrance to the stairway leading to the loft area. It is not considered that the addition of the windows would create any further overlooking or loss of privacy than already exists to this elevation.

- 7.6 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

- 7.7 The proposed extension will be built up to the shared boundary with No. 30 Lily Avenue and is approximately 0.5 metres deeper than the existing extension and 0.575m higher. However, there are no side windows proposed within the facing elevation of the proposal and the majority will be screened by the existing boundary treatment. Whilst it is acknowledged there will be an impact due to the increased depth and height of the proposal, it is not considered so great as to constitute a defensible reason for refusal. It is therefore considered that the impact upon this neighbouring property would be limited and acceptable.
- 7.8 The proposed extension would maintain a 3.5m distance from the neighbouring property to the east (No. 26), the properties are separated by a shared access leading to the detached rear garages serving the properties. There are no side facing windows proposed within the facing elevation of the extension. It is therefore considered the development is unlikely to appear overbearing or lead to overlooking. It is therefore considered any impact would be minimal and acceptable.
- 7.9 The proposed addition of 2no. windows within the eastern ground floor elevation of main bungalow would face onto the western side elevation of No.26. These side facing elevations of both properties are where the entrances of the properties are located, and it is considered that the addition of the windows would not create any further overlooking or loss of privacy than already exists to this elevation.
- 7.10 The repositioning of the dormer windows closer together at the rear of the property would not create any further overlooking or loss of privacy than already exists from this elevation and the impact upon the affected neighbours is considered minimal and acceptable.
- 7.11 The neighbouring properties to the rear of the application site are in excess of 28m from the proposed alterations. It is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.
- 7.12 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and 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/22/00463 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:

Application Form - Received 02 May 2022

Location and Site Plan - Drawing No. 07 - Received 02 May 2022

Existing Ground Floor Plan - Drawing No. 01 - Received 02 May 2022

Existing First Floor Plan - Drawing No. 03 - Received 02 May 2022

Existing Elevations - Drawing No. 05 - Received 02 May 2022

Proposed Ground Floor Plan - Drawing No. 02 - Received 02 May 2022

Proposed First Floor Plan - Drawing No. 04 - Received 02 May 2022

Proposed Elevations - Drawing No. 06 - Received 02 May 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.