
Site Address:	62A Hart Plain Avenue, Waterloooville, PO8 8RX		
Proposal:	Single storey rear extension; render to elevations.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00254	Expiry Date:	31/05/2022
Applicant:	Mr S Golding		
Agent:		Case Officer:	Lewis Ford
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 62A Hart Plain Avenue, Waterloooville, PO8 8RX. The site comprises a chalet-style bungalow on a corner plot between Hart Plain Avenue and Hartwood Gardens, with vehicular access obtained via a dropped kerb off the latter. The existing dwellinghouse includes traditional brick walls at ground floor, black cladding at first floor, black UPVC framed windows and doors, and black roof tiles with 3no. traditional dormers on the front roof slope and 1no. catslide dormer on the rear roof slope.

2 Planning History

HWU/00947 – PERM in Feb 1950 for erection of a bungalow.
90/54906 – PERM in Sep 1990 for rear extension and raising of roof.
90/54906/2 – PERM in June 1991 for Change of Use to rest home for 6 residents.
92/54906/4 – REFUSAL in March 1993 for Change of Use to HMO.
08/54906/005 – Application for new double garage (WITH in Aug 2008).
09/54906/006 - TPO works.
GEN/10/00518 – Planning enquiry regarding new garage / garden store.
GEN/22/00009 – Planning enquiry regarding single-storey rear extension.
APP/20/00684 - TPO works.
APP/22/00008 – Prior approval for rear extension (WITH Mar 2022).

3 Proposal

Single storey rear extension; render to elevations.

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)

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

CS19 (Effective Provision of Infrastructure)

DM10 (Pollution)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No comment.

Councillor D Jenner - Hart Plain

No comment.

Councillor E Shimbart - Hart Plain

No comment.

Councillor P Bains - Hart Plain

No comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. To make an application, please visit Southern Water's "Get Connected" service:

<https://developerservices.southernwater.co.uk/>

In situations where surface water is being considered for discharge to our network, we require the following hierarchy for surface water – reuse, infiltration, watercourse, storm sewer, and combined sewer – to be followed which is reflected in Part H3 of 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.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make in regard to this development. This is due to the development's small nature and location within SPZ1c of the groundwater catchment.

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: 1

Comment	Officer Comment
The entrance to the property is via Hartwood Gardens NOT via Hart Plain Avenue. My concern is that during work carried out to build the extension there would be increased traffic causing obstruction in Hartwood Gardens. I am also concerned about the additional vehicles parking during day and night in Hartwood Gardens during construction. Currently the owner has his unsightly lorry parked permanently in Hartwood Gardens causing obstruction. Hartwood Gardens is a residential street NOT a commercial backyard.	The objection is noted; however, it is not considered appropriate nor justified to include a planning condition relating to the parking of construction vehicles, nor does the objection warrant refusal of planning permission. This is because both roads form part of the Adopted Public Highway; the construction works would be temporary; and the application site includes a large driveway which is likely to accommodate construction and trade vehicles.

7 **Planning Considerations**

- 7.1 The rendering of the ground floor walls has started (but is not completed) on site despite formal planning permission not being granted. The start of works is not a material planning consideration. Instead, it is considered that the main issues arising from this application, whilst having due regard to the relevant policies in the development plan, are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Local Ecological Network (LEN)
- (v) Impact on the Source Protection Zone (SPZ)
- (vi) Impact on 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 proposed development includes the white rendering of the existing traditional brick walls at ground-floor level, along with the construction of a single-storey rear extension which would comprise a depth, width, eaves height and maximum height of approximately 3.5m, 4.5m, 2.5m and 4m respectively. This would equate to an additional floor surface area of approximately 15.75 square metres (sqm).
- 7.4 Planning Permission was granted under reference 90/54906 in September 1990 for a rear extension and the raising of the original roof to create a second storey. The existing rear extension was built out soon after permission was granted and spans the entire width of the dwellinghouse (approximately 12.5m) and has a depth of approximately 3.2m. The proposed rear extension (which is the subject of this planning application) would extend beyond the rear wall on the north-west corner of the existing rear extension by approximately 3.5m.
- 7.5 The Havant Borough Design Guide SPD explains that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse and that gaps between buildings should be retained as part of the local pattern of development. The proposed extension to the existing rear extension would, in combination, create quite a large addition to the original building's footprint. More specifically, the existing and proposed rear extensions would extend beyond the "original" wall by a total of approximately 6.7m. However, despite the above, the existing rear extension has been sympathetically built out to enhance the original dwellinghouse to provide a uniform and symmetrical built form when viewed from Hartwood Gardens to the west. As such, the addition of the proposed rear extension would not appear overwhelming within the plot size of the application site and the wider streetscene.
- 7.6 The Havant Borough Design Guide SPD states that extensions should look to the existing dwellinghouse and its neighbours as the main reference points for appearance, materials, and detailing. The proposed rear extension would comprise black-framed windows and doors, dark grey / black plain tiles, and a roof slope to match the existing dwellinghouse which is supported by the Design Guide SPD. In terms of the proposal to white render the entire ground floor walls (on both the existing dwellinghouse and proposed rear extension), there are no examples of white render within the immediate locality. Indeed, the existing streetscene predominantly comprises dwellinghouses of traditional brick construction with elements of subtle cladding. Nevertheless, the proposed white render - in combination with the retention of the existing fencing, black cladding, and tiles – is considered to be acceptable in this instance providing a more modern finish.
- 7.7 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 meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.8 The Havant Borough Design Guide SPD advises that rear extensions should maintain a distance of at least 8m from the rear boundary wall and at least 20m from neighbouring properties to the rear. The proposed rear extension would be approximately 1m in from the existing western side wall, 14.5m from the rear boundary wall, and 28.5m from the neighbouring property to the rear (No.2 Hartwood Gardens). As such, the proposed rear extension would meet the distance requirements set out in the Design Guide SPD. In terms of the proposed bi-fold doors on the northern rear and eastern side elevations of the proposed rear extension, the latter would be approximately 10m from the eastern side boundary with No.60A Hart Plain Avenue.
- 7.9 Consequently, it is considered that the proposed development would not be overbearing, nor would it lead to overlooking, loss of light nor loss of privacy for neighbouring properties. As such, the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. It is noted that 1no. letter of objection was received with respect to the proposed rear extension. However, the objection related to the parking of, and traffic from, construction vehicles. As set out in Section 6 above, the objection does not warrant refusal nor the inclusion of a planning condition as; both Hart Plain Avenue and Hartwood Gardens form part of the Adopted Public Highway; construction would be temporary; and the site includes a driveway large enough to accommodate construction and trade vehicles.

(iv) Impact on the Local Ecological Network (LEN)

- 7.10 The Common Oak tree in the front garden of the site, and the Silver Birch and Common Ash trees on the western side of Hartwood Gardens, are the subject of Tree Preservation Order (TPO) references 1458 and 1136 respectively. The Arboriculturalist has been consulted but, unfortunately, has not been able to provide comments on this planning application. However, given the location of the proposed rear extension, and that no trees will be removed nor pruned to carry out the works, it is considered that the proposed development would not impact the protected trees. As such, the proposed development would not be contrary to Policy DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Impact on the Source Protection Zone (SPZ)

- 7.11 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 proposed development's small-scale nature and location. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(vi) Impact on Utilities

- 7.12 A Southern Water Foul Sewer Line and Surface Water Sewer Line run under Hartwood Gardens which is adjacent to the application site. Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the application site. 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 further work can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.4.

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/22/00254 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:

Block Plan

Existing East Elevation [Received 05 April 2022]

Existing North Elevation [Received 30 March 2022]

Existing & Proposed Plans (Floor Plans & West Elevation) [Received 30 March 2022]

Proposed East Elevation [Received 05 April 2022]

Proposed North Elevation [Received 30 March 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 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, 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.