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|-------------------|-------------------------------------------|---------------|------------|
| Site Address:     | 1A Billett Avenue, Waterlooville, PO7 7SZ |               |            |
| Proposal:         | Front garage extension                    |               |            |
| Application Type: | Full Planning Permission                  |               |            |
| Application No:   | APP/22/00739                              | Expiry Date:  | 10/11/2022 |
| Applicant:        | Mr P Smith                                |               |            |
| Agent:            | Mr D Packham                              | Case Officer: | Lewis Ford |
| Ward:             | Waterloo                                  |               |            |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is 1A Billett Avenue, Waterlooville, PO7 7SZ.

The site includes a large two storey detached dwellinghouse which comprises a hipped roof and traditional building materials. The dwellinghouse is set back from the adopted highway by a large drive and lawned area; the latter includes one mature tree which is not the subject of a Tree Preservation Order (TPO). The western boundary is heavily screened by mature vegetation and trees, whilst the eastern and southern elevations include wooden fence panels and a 1.8m high brick wall (with railings) respectively.

## **2 Planning History**

**HWU/04453** – PERMISSION in June 1956 for the Change of Use (CoU) of the existing house at 380 London Road, Waterlooville, to a home for aged people.

**HWU/04553** – PERMISSION in September 1956 for the use of land at the rear of 2 Billett Avenue, Waterlooville, for the erection of a bungalow.

**HWU/04860** – PERMISSION in March 1957 for the use of land at the junction of London Road with Billett Avenue, Waterlooville, for the erection of 4no. detached dwellings only, 2no. facing the Trunk Road and 2no. facing Billett Avenue.

**HWU/04864** - PERMISSION in March 1957 for the use of land at the junction of London Road with Billett Avenue, Waterlooville, for the erection of 4no. detached dwellings only, 2no. facing the Trunk Road and 2no. facing Billett Avenue

**16391** – REFUSAL in October 1964 for the erection of 2no. dwellings at Billett Avenue, Waterlooville.

**16954** – PERMISSION in May 1965 for the erection of a house and garage at Billett Avenue, Waterlooville, Hants.

**17868** – OUTLINE PERMISSION in August 1966 for the erection of 1no. house on land adjoining 380 London Road, Waterlooville.

**17868/1** – OUTLINE PERMISSION in May 1969 for the renewal of outline consent for the erection of 1no. house on land adjoining 380 London Road, Waterlooville.

**APP/12/01282** – PERMISSION in February 2013 for first floor side extension, incorporating Juliet balcony to rear and velux windows to front and rear roof slopes at 1a Billett Avenue, Waterlooville.

**APP/12/01283** – LAWFUL DEVELOPMENT CERTIFICATE (LDC) in February 2013 in relation to a loft conversion with rear dormers and front rooflight.

**APP/13/00031** – PERMISSION in February 2013 for the erection of 1.8m front boundary wall and gates.

**APP/13/00942** – DISCHARGE OF CONDITION NO.2 in October 2013 of Planning Permission ref. APP/13/00031

### **3 Proposal**

Front garage extension.

### **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 comments received.

#### **Councillor Gwen Robinson**

No comments received.

#### **Councillor Mike Seal**

No comments received.

**Councillor Peter Wade**

No comments received.

**Developer Services, Southern Water**

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:

<https://developerservices.southernwater.co.uk/> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

In situations where surface water is being considered for discharge to our network, we require the following hierarchy – reuse, infiltration, watercourse, storm sewer, combined sewer - 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. Guidance on Building Regulations is here:

<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX; Tel: 0330 303 0119; Website: [southernwater.co.uk](https://www.southernwater.co.uk); Email; [southernwaterplanning@southernwater.co.uk](mailto:southernwaterplanning@southernwater.co.uk).

**Officer comment:** *The above has been addressed through the inclusion of a planning condition and informative on the Decision Notice (DN).*

**Portsmouth Water Company**

Portsmouth Water has reviewed the application and associated documents for APP/22/00739 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

**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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment               | Officer Comment |
|-----------------------|-----------------|
| No comments received. |                 |

This planning application was originally consulted on between 16 September and 12 October 2022. However, due to issues with the Council's website w/c Monday 26 September 2022, the statutory public consultation period was extended by 5 working days to 19 October 2022.

## **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 Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Local Ecological Network (LEN)
- (v) Parking
- (vi) Source Protection Zone (SPZ)
- (vii) 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 Character of the Area & Appropriateness of Design

7.3 The existing dwellinghouse includes an integral double garage on its south-east corner which extends slightly beyond the existing first floor side extension (see ref. APP/12/01282) by approximately 1m. The proposed development would include a single storey front garage extension to allow for the parking of 2no. vehicles, whilst allowing the existing garage to be converted into a "home gym". The proposed garage extension would be flush with the existing eastern side elevation and would comprise a depth, width, eaves height, and maximum height of approximately 6m, 7.8m, 2.2m, and 3.4m respectively.

7.4 The Havant Borough Design Guide SPD states that householder developments should look to the existing dwelling (and its neighbours) as the main reference points for appearance, materials, and detailing. In this instance, the proposed development would reuse the existing garage door, and would comprise a hipped flat roof, render, and UPVC windows to match the existing dwellinghouse. The use of matching materials and roof form is supported by the Design Guide SPD.

- 7.5 The Design Guide SPD also explains that householder developments should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. More specifically, the SPD states that front extensions should not be prominent in the streetscene; and should respect, and not protrude too far forward from, the main building line. In this instance, the proposed garage extension would protrude approximately 6m beyond the existing front elevation and has the potential to be prominent in the streetscene.
- 7.6 Nevertheless, despite the above, the Design Guide SPD does also states that front extensions are more suitable in locations where buildings are set well back from the street, and/or where there is a staggered building line. In this instance, the proposed garage extension would still be approximately 12m from the front boundary wall and, due to the generous front garden depth, would not appear overbearing in the context of the existing dwellinghouse and plot. In addition, the streetscene along the northern side of Billett Avenue has a mixed trajectory line with properties moving closer to the adopted highway as the road continues eastwards. Indeed, the proposed garage extension would only extend slightly beyond the existing front elevations of Nos 1 and 3 Billett Avenue to the east. Finally, it is important to note that detached garages are found within the front curtilages of Nos 10a and 11 Billett Avenue further to the east.
- 7.7 Moreover, the streetscene of Billett Avenue comprises a variety of dwelling designs; however, the predominant character is that of large, detached, dwellinghouses set back from the highways within generous plots. Although the proposed garage extension would extend beyond the front (principal) elevation of the existing dwellinghouse, its prominence would be softened by the existing tree, existing vegetation / screening, and the existing 1.8m high boundary wall. In addition, it is noted that the trajectory line of the properties along the northern side of Billett Avenue move closer to the highway as you travel further to the east. In light of all the above, it is considered that any potential visual impact would not be harmful to the point of refusal. As such, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.8 The Havant Borough Local Plan (Core Strategy) 2011 states that householder developments should be no less than 1m away from neighbouring side properties, and must not adversely impact the amenities of neighbouring properties.
- 7.9 The proposed development would be approximately 3.5m from the existing eastern side boundary, and would be approximately 8.5m from the western side elevation of No.1 Billett Avenue (the neighbouring property to the east). The proposed garage extension would include 4no. floor length windows on its front southern elevation, and 1no. wide window on the upper wall of its eastern side elevation. Although the proposed development is unlikely to lead to overlooking and/or loss of privacy beyond existing levels, it is acknowledged that the proposed development has the potential to lead to a degree of overshadowing and loss of light at No.1 Billett Avenue in the late afternoon hours. However, in this instance, it is considered that the above would not warrant a justified reason for refusal due to; the separation distance of approximately 8.5m; the height and hipped nature of the roof design; and the limited period of potential overshadowing.

- 7.10 Consequently, it is considered that the proposed garage extension would have a limited and an acceptable impact on the amenity of neighbouring properties given the existing boundary treatments and separation distances. As such, it is considered that the proposed development would not be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

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

- 7.11 The proposed development would be in proximity to an existing tree within the front curtilage of the site. The existing tree is not the subject of a Tree Preservation Order (TPO); however, its height and quality does warrant protection. In this instance, the Arboriculture Officer has, unfortunately, not been able to comment on this application. Nevertheless, it is noted that an arboricultural condition was included on a previous planning permission on the site (see Condition No.3 of Planning Permission ref. APP/13/00031). Therefore, it is considered justified to replicate a similar condition for this latest development proposal to ensure that the works would not be contrary to Policy DM8 in the Havant Borough Local Plan (Core Strategy) 2011 – see Planning Condition No.4.

(v) Parking

- 7.12 The proposed garage extension would be sited on existing hardstanding which is currently used for the parking of vehicles. The proposed scale would broadly align with the recommended dimensions in the Havant Borough Parking SPD and, therefore, the proposed double garage would constitute 2no. vehicular parking spaces. Notwithstanding the above, there would still be sufficient provision on the remaining hardstanding in the front curtilage of the site for the parking and turning of vehicles. As such, the proposed development would not prevent vehicles from entering and leaving the adopted highway in a forward gear.

(vi) Source Protection Zone (SPZ)

- 7.13 The site is within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has confirmed that it has no concerns regarding impacts to groundwater quality. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(vii) Utilities

- 7.14 There are Southern Water foul sewer and surface water sewer lines running parallel with the application site under the adopted public highway. Although it is believed that the proposed development would be over 16m away from the sewer lines, 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 works can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.5.

## 8 **Conclusion**

- 8.1 On balance, it is considered that the scale, siting, and design of the proposed development would have 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.
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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00739 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 (Published 29 July 2022)  
Block Plan (Published 29 July 2022)  
Existing & Proposed Floor Plans (Published 13 September 2022)  
Existing Front & Side Elevations (Published 25 August 2022)  
Proposed Front & Side Elevations (Published 25 August 2022)  
Email re Garage Dimensions (Published 24 October 2022)

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall match in type, colour, and texture, to 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 No development shall commence until an Arboricultural Impact Assessment (AIA) and Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority, outlining the measures to be undertaken to prevent damage to the existing trees on, and adjacent to, the site throughout the construction of development. 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 existing trees are not adversely affected by the construction of the development and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (NPPF).

- 5 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 and having due regard to Policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.