
Site Address: 19 Cotwell Avenue, Waterloooville, PO8 9AP
Proposal: Rear extension, garage conversion, new front facing dormer and hip to gable rear roof extension.
Application Type: Full Planning Permission
Application No: APP/22/00385 Expiry Date: 06/06/2022
Applicant: Mr Dubb
Agent: Ms Mccrudden Case Officer: Selina Donophy
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow with loft space located on the west side of Cotwell Avenue, Waterloooville. This property has a hipped back roof with flat roofed dormers to the front and rear roof slopes set high towards the roof ridge. To the front elevation is an internal garage which projects forward and a gravel driveway towards the front of the site. The area is residential in character comprising mainly of bungalows in the immediate area, many of which have dormers or alterations to allow space at first floor level.

2 Planning History

91/56255/000 - Replace existing flat roof of dormer windows with pitched roof, REF,

3 Proposal

Rear extension, garage conversion, new front facing dormer and hip to gable rear roof 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)

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Developer Services, Southern Water

It appears that the developer is intending to build-close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-close to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-close to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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 and surface water 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

Case Officer comment : Further comment from Southern Water

Further to our previous response dated 02/06/2022 and additional information submitted by the applicant, we wish to withdraw our comments and substitute the below,

The public sewer should be protected as per conditions determined as per the build-over agreement made under the reference 5467.

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 visit Southern Water's Get Connected service:

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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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (iv) Parking

(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 This proposal comprises various alterations to the dwelling including a hip to gable roof extension to the rear roof slope and a partial hip to gable/dormer to the front elevation . The roof extensions would be in line with the existing roof ridge level , with the front roof extension stopping in line with the ridge of what is currently the front garage roof . There would be windows at first floor level to the front and rear elevations set high towards the roof pitch serving the now enlarged third bedroom . To the north roof slope would be two velux windows and one to the south- the higher set rooflights would serve the bedroom and the lower set rooflight would be located above the stairwell which would be moved from its current location.

7.4 Other elements of the proposal include a single storey rear extension. This would have dimensions of approximately 4.8 metres depth, 5.5 metres width and a ridge height of 4 metres. The roof would be hipped back with ender and roof tile to the elevations to match existing. This room would form a kitchen with windows to the north and south elevations and bi-fold doors to the rear The south elevation window would be high level as would an additional window proposed to the south elevation. .The garage is also proposed to be converted to a snug with the garage door to be removed and replaced with a window. Grey/black weatherboard cladding is proposed to the gable ends at the front and rear. White render would be retained to the remainder of the elevations.

- 7.5 The property styles in the immediate area consist mainly of hipped roof bungalows to the west side of the road and chalet style pitched roof bungalows to the east side of the road, some with dormers to the front roof slopes. The proposal would not result in any increase in the ridge height of the property. Whilst the roof form would be altered from the current hipped back style, it is considered this would not appear harmfully out of keeping with the streetscene as the front roof extension would be staggered, with an area of roof slope retained which is deemed to soften the visual impact of the alteration. There would be some additional bulk to the roof however this would be towards the rear of the dwelling which would be less visible from the public realm. When judged within the context of the host dwelling and existing streetscene, this proposal is considered acceptable in terms of the impact on the character of the area.
- 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 To the north of the application site is no 21 Cotwell Avenue. The proposed single storey extension would be located away from this side boundary and so would result in overshadowing or overbearing impact. There would be some increase in the bulk to the roof form however this would not step out beyond the rear of no 21, and as no 21 is also a bungalow, this would not impact windows at this property. The side rooflight would offer views over the roof slope of no 21.
- 7.8 To the south of the application site is no 17 Cotwell Avenue. This property has recently been extended as part of application reference APP/21/01046 and with the addition of the rear extension at no 17, the proposed extension at no 19 would not result in harmful overshadowing or overbearing impact on no 17. The roof alterations are also not considered to result in harm to the amenity of this property. The rooflights proposed would serve a bathroom and stairwell and so would not result in harmful views which would be mainly over the roof of no 17. The ground floor side windows would be high level.
- 7.9 To the rear (west) of the application site is no 30 Galaxie Road. There is approximately 48 metres separation distance between these properties which exceeds the minimum back to back distance to mitigate against overlooking as stipulated in the Havant Borough Design Guide. There is currently a rear dormer in place therefore the rear window would not offer any additional views.
- 7.10 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.

(iv) Parking

- 7.11 This proposal would result in the removal of the internal garage. A three bedroom property requires two parking spaces on site. These spaces could be provided for on the driveway at the front of the site and therefore the on site parking allocation has been met.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00385 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:

CA2022-PD101- Existing plans, elevations and location plan
CA2022-PD102 - Proposed plans and elevations and location plan

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.