
Site Address:	28 Burnside, Waterloooville, PO7 7QG		
Proposal:	Single storey rear extension forming orangery with roof lantern.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00631	Expiry Date:	06/09/2022
Applicant:	Mr. & Mrs. C Hunt		
Agent:	Mr. Pete Longyear	Case Officer:	Lewis Ford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 28 Burnside, Waterloooville, PO7 7QG.

The locality is residential in nature and includes a primary school and a parade of shops at the eastern and western ends of the road respectively. The street predominantly comprises semi-detached dwellings of similar ages and styles from the late 1950s/early 1960s. The site, itself, includes a 2-storey, semi-detached dwellinghouse of brick construction with elements of white render (on the front elevation only) and a pitched tiled roof. Finally, the site includes 2no. outbuildings, an existing flat-roofed single storey rear extension, and an attached side garage. The latter two were permitted in June 1985 under Planning Permission reference 32622.

2 Planning History

HWU/02128/A: OUTLINE PERM in Mar 1954 for residential development at Highfield Estate.
HWU/02128/B: OUTLINE PERM in Feb 1954 for residential development at Highfield Estate.
HWU/02128/C: REFUSAL in Feb 1954 for residential development at Highfield Estate.
HWU/03189: PERM in Dec 1954 for road and plot layout for residential development.
HWU/03189/1: REFUSAL in Dec 1954 for road and plot layout for residential development.
HWU/04620: PERM in Oct 1956 for the erection of 312 dwellings and 8 shops.
HWU/04620/2: PERM in Dec 1957 for the erection of 60 houses (Stage 2).
HWU/04620/3/A: REFUSAL in Dec 1957 for the erection of house types Y2 and E1a.
13115/8: PERM in Mar 1964 for the construction of a road.
32622: PERM in June 1985 for single storey rear extension and side garage.
91/56343: PERM in July 1991 for first floor side extension, pitched roof over existing rear single storey extension, and canopy roof over part of front elevation.
APP/22/00365: WITHDRAWN in June 2022 relating to a prior notification for a single storey development.

3 Proposal

Single storey rear extension forming orangery with roof lantern.

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)

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

Councillor Gwen Robinson

No comment.

Councillor Mike Sceal

No comment.

Councillor Peter Wade

No comment.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team has reviewed this application from a groundwater quality protection perspective and has no subsequent adverse comments to make. 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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 The proposed development was previously submitted as a prior approval application under reference APP/22/00365 on 04 May 2022. It was communicated to the Agent that as the proposed development would be attached to the existing single-storey rear and side extensions, it would not meet the criteria (see Criterion ja) set out under **Schedule 2, Part 1, Class A** of the Town and Country Planning (General Permitted Development (England) Order 2015, hereon referred to as the GPDO. The prior approval application was withdrawn on 01 June 2022 and a subsequent householder planning application – the subject of this report – was submitted on 12 July 2022. 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 the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Source Protection Zone (SPZ)

(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 would comprise a single storey, flat roofed, infill rear extension comprising a depth, width, eaves height and maximum height of approximately 4.7m, 3.8m, 2.6m, and 3.3m respectively. The latter includes the proposed 0.7m tall roof lantern. The proposed development would infill the patio area between, and extend approximately 1.5m beyond, the existing single storey rear extension at No.28 Burnside and the part single and part two-storey extension at No.30 Burnside (the adjoining neighbour to the north-east).

7.4 The Havant Borough Design Guide SPD states that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. The proposed development would join an existing rear and side extension at No.28 Burnside. However, as the extension would infill the area between, and be of a similar height to, two existing rear extensions (at Nos 28 and 30 Burnside), it is considered that the proposed development would be subservient to the main dwellinghouse.

7.5 The Design Guide SPD explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed development would comprise brick walls and “oak-effect” (UPVC profiled) glazed doors and windows to match the existing dwellinghouse and extension, along with a warm flat roof and roof lantern. The proposed materials would accord with the recommendations of the Design Guide SPD and an appropriate planning condition has been proposed – see Planning Condition No.3.

- 7.6 The Design Guide SPD advises against flat roofs and states that proposed roofs should mirror that of the main dwellinghouse in terms of angle, eaves, details, and materials. Nevertheless, despite the above, the Design Guide SPD also explains that there can be exceptions to the above recommendation providing that the proposed flat roof does not have an adverse effect on neighbouring properties. In this instance, the proposed flat roof is considered acceptable given the existing flat roofed rear and side extensions.
- 7.7 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable in the context of the application site and its locality. It is considered that the proposed development would not result in a significant adverse impact on the visual amenity of the area. As such, 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 Design Guide SPD explains that single storey rear extensions:
- Should be no closer than 1m from neighbouring properties; and
 - Should be at least 8m from the rear boundary; and
 - Should be at least 20m from the neighbouring rear property; and
 - Must not have an adverse impact on the amenity of neighbouring properties.
- 7.9 The proposed development would be approximately 15.5m and 33m from the rear boundary and neighbouring rear property (No.25 Meadway) respectively which would meet the second and third recommendations above. As for neighbouring side properties, the adjoining neighbouring property to the north-east (No.30 Burnside) has built its existing extension up to the boundary. As such, it is considered that, in this instance, the proposed development being flush with the side boundary would not warrant refusal.
- 7.10 As for amenity, it is not considered that the proposed infill extension would result in an adverse impact on Nos 26 and 30 Burnside – the neighbouring south-western and north-eastern properties respectively - in terms of overlooking, loss of privacy, overshadowing, or loss of light. This is because the proposed development would not be seen from No.26 Burnside due to the existing outbuildings (at both properties), the existing boundary fence, and the existing rear and side extensions. As for No.30 Burnside, the proposed extension would only extend slightly (approx 1m) beyond their existing rear extension which, given the orientation of development and the existing boundary fence, is unlikely to result in any adverse impact.
- 7.11 Consequently, it is considered that the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site. As such, the proposed development would meet 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 with respect to the proposed development.

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

- 7.12 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 proposed development and has no subsequent adverse comments to make due to the small-scale nature of the proposal. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00631 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, Block, Existing & Proposed Plans (Received 12 July 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, 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.