
Site Address: 2 Mark Court, Waterlooville, PO7 7TG
Proposal:
Replacement porch; infill brickwork below existing front window; replacement of existing tile hanging with cladding to front elevation.
Application Type: Full Planning Permission
Application No: APP/22/00316
Applicant: Mr & Mrs Boggs
Agent: Mr Owen
Ward: Waterloo
Expiry Date: 23/05/2022
Case Officer: Lewis Ford
Owen Loyd Architects LLP

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 2 Mark Court, Waterlooville, PO7 7TG. The site comprises a 1960s, two-storey, end-of-terrace dwellinghouse of traditional brick and tile construction. The dwellinghouse forms part of a staggered terrace of 4no dwellinghouses (Nos 2-8 Mark Court) and is accessed via a private driveway off Winifred Road close to A3 London Road.

2 Planning History

13601/5 – PERM in Nov 1963 for 12 houses and garages at Winifred Road.
13601/2 - PERM in Dec 1962 for 13 dwellings at Upper Mount School Site.
13601/1 - REFUSAL in April 1962 for redevelopment of Upper Mount School Site.
13601 - PERM in July 1961 for 10 dwellings at the Upper Mount School Site.

3 Proposal

Replacement porch; infill brickwork below existing front window; replacement of existing tile hanging with cladding to front elevation.

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)

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 Seal

No comment.

Councillor Peter Wade

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

No comment.

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: 26

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having due 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) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Source Protection Zone (SPZ)
- (v) 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 comprises three parts as follows:

(1) Replacement of the existing front porch with a larger front porch; and

The existing flatted-roofed, UPVC boarded front porch comprises a depth, width, and height of approximately 1.4m, 2.7m and 2.4m respectively. In conjunction, the proposed brick front porch would comprise a 25-degree pitched roof (to match the main roof) with a maximum height of 3.4m (sloping down to 2.4m at the main elevation) along with a depth and width of approximately 2m and 3.1m respectively. The proposed porch would also include a Shower Room and WC to replace the WC in the existing porch.

(2) Replacement of existing tile hanging with cladding; and

The existing façade includes approximately 6sqm of tile hanging between the ground and first-floor windows. The proposed development would include the replacement of the tile hanging with horizontal grey composite boards with a wood grain effect.

(3) Infill brickwork below the existing front window.

The existing façade includes approximately 2.2sqm of UPVC board under the ground-floor window. The proposed development would replace the above with brickwork to match the existing dwellinghouse.

7.4 The Havant Borough Design Guide SPD (2011) explains that new porches need to be carefully considered as they hold a prominent position on a building's main elevation. The SPD also recommends that front doors should be positioned centrally, and that porches / front extensions should not protrude too far forward from the main building line. In this instance, the proposed front porch would include the front door on the left of its main elevation (the same location as on the existing porch) and would protrude further forward by approximately 0.6m compared to the existing porch.

- 7.5 The dwellinghouse forms part of 4no. staggered-terraced dwellinghouses which all include flat-roofed porches of similar dimensions albeit different designs and materials. Given that the existing dwellinghouse is set back from the road by approximately 7m, and that the proposed porch would be screened from A3 London Road by the side boundary wall / fence of No.139 London Road, it is not considered that the proposed development would warrant refusal. Indeed, although the proposed front porch would protrude beyond the existing staggered building line, this protrusion is minimal, and the proposed development (altogether) has the potential to improve / enhance the façade of the existing dwellinghouse.
- 7.6 The Havant Borough Design SPD advises that householder development should look to the existing building and its neighbours as the main reference points for appearance, materials, and detailing. The existing dwellinghouse forms part of 4no. staggered-terraced dwellinghouses which all include the same tile hanging between their front ground-floor and first-floor windows, but all differ in terms of the materials, fenestration and detailing used along their ground-floor façades. In terms of the proposed infill brickwork below the existing front ground-floor window, this has the potential to improve the existing façade by removing the existing white UPVC board and replacing it with brickwork to match the existing dwellinghouse. As for the proposed replacement of the tile hanging with horizontal grey composite boards with a wood grain effect, this would break the existing material pattern across the 4no. staggered terraced dwellinghouses. However, it is acknowledged that there are examples of horizontal cladding on the facades of dwellinghouses further down Winifred Road and so cladding would not be out-of-keeping with the wider locality.
- 7.7 Moreover, the design and appearance of the proposed development has the potential to improve the existing façade by replacing the existing white UPVC with modern and/or matching materials. In this instance, it is not considered that the proposed development would result in an adverse impact on the visual amenity of the locality and, therefore, the proposed development is considered acceptable in meeting the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.8 The proposed horizontal grey composite boards and infill brickwork on the front façade of the existing dwellinghouse would not create any harm to the amenities of neighbouring and surrounding properties. In terms of the proposed front porch however, this would include:
- 7.9 The former would be 1.8m above ground level and would be of a similar size to the windows on the southern front elevation of the existing porch. As for the proposed velux window, although the Havant Borough Design Guide SPD advises against rooflights on front elevations, the proposed velux window would not result in overlooking or loss of privacy and so would not warrant refusal. Finally, the proposed clear-glazed window on the western side elevation would be larger than the side windows on the existing porch. However, given the staggered building line of the 4no. terraced dwellinghouses, the proposed side window would not result in any overlooking or loss of privacy to the adjoining neighbouring property (No.4 Mark Court) to the west.

- 7.10 Consequently, it is considered that the proposed development would have a limited and an acceptable impact on neighbouring properties and, in doing so, it would meet the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is noted that no letters of objection were received with respect to the proposed development.

(iv) 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 Company has been consulted but, unfortunately, has not commented on this application. Notwithstanding the above, it is considered that due to the location and small-scale nature of the proposed development, it would not have an adverse impact on SPZ 1c.

(v) Impact on Utilities

- 7.12 A Southern Water Foul Sewer Line and Surface Water Sewer Line run parallel to the property under Winifred Road. Although it is believed that the proposed development would be approximately 11m away from the closer (Foul) Sewer Line, 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/22/00316 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:

Drg No: A19053 A(S1)01 - Location Plan

Drg No: A19053 A(S1)02 – Existing Block Plan

Drg No: A19053 A(S1)03 – Existing Floor Plans & Elevations

Drg No: A19053 A(S3)04 – Proposed Block Plan

Drg No: A19053 A(S3)05 – Proposed Floor Plans & Elevations

Cladding Specification (see emailed dated 19 May 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.