
Site Address:	5 Ha'penny Dell, Waterlooville, PO7 5RQ		
Proposal:	Demolition of garage and construction of a single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00523	Expiry Date:	01/09/2022
Applicant:	Mr Harris		
Agent:	Mr Bramble-Stewart	Case Officer:	Lewis Ford
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 5 Ha'Penny Dell, Waterlooville, PO7 5RQ.

The locality is predominantly residential and the site, itself, includes a 1960s, detached, 3-bedroom bungalow with a pitched gable roof. The bungalow comprises traditional brick and tile construction which is supplemented by white horizontal cladding and grey textured tiles on the front elevation only. The bedrooms are located at the front, whilst the kitchen, lounge and dining room are found at the rear of the bungalow. The front northern curtilage of the site includes a sloped driveway of grey brick hardstanding which is accessed via a dropped kerb off Ha'Penny Dell, and can accommodate 3no. vehicular parking spaces. Finally, there is a distinct level change across the locality with the rear garden sloping up towards the rear southern boundary. This has resulted in a "stepped" rear garden comprising a lawn area (with an existing pergola and outdoor dining area) raised above an existing patio area adjacent to the southern rear elevation of the bungalow.

2 Planning History

12642/12 – REFUSAL in Oct 1961 for the erection of 55no. bungalows and garages.

12642/15 – PERM in July 1962 for the erection of 125no. dwellings and garages.

19248/1 – PERM in Nov 1983 for single storey rear extension at 5 Ha'Penny Dell.

3 Proposal

Demolition of garage and construction of a single storey rear 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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 G Hughes - Purbrook Ward

No comment.

Councillor H Patel - Purbrook Ward

No comment.

Councillor C Howard - Purbrook Ward

No comment.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team has reviewed this application from a groundwater quality protection perspective and have 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 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 the continuation of the existing rear extension – granted under Planning Permission ref. **19248/1** in November 1983 – across the entirety of the southern rear elevation of the original dwelling. In doing so, the proposed development would provide a larger kitchen / dining area, whilst also facilitating the internal reconfiguration of the property to provide a utility room. The proposed “infill” extension would comprise a depth, width, eaves height and maximum height of approximately 3m, 3.3m, 2.5m, and 4m respectively. Please note, the proposed roof would follow the angle and slope of the existing roof and, therefore, would join to the existing roof ridge which has a maximum height of 4.3m above ground level at the southern end of the property.

7.4 The Havant Borough Design Guide states that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwelling; and that extensions 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 provide uniform southern rear and western side elevations, and would follow the existing roof angle and eaves, to blend into the existing dwelling. As part of the above, the proposed development would comprise external materials – bricks, tiles and double glazed UPVC windows and doors – to match the existing dwelling. Given all the above, it is considered that the proposed development would accord with the recommendations of the Design Guide SPD.

7.5 The existing garage would be demolished to facilitate the delivery of the proposed development. Whilst on site, it was understood that the Applicant has aspirations to construct a new replacement garage in the future closer to the southern rear boundary. The Applicant and Agent have confirmed that the replacement garage is not part of this planning application. As such, the replacement garage will either need to be subjected to a new planning application in the future; or it will need to meet the criteria and conditions set out under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, also known as the GPDO. Please note, the property’s permitted development rights (PDR) are still intact.

- 7.6 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 of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD states that single storey rear extensions:

- Should be no closer than 1m from neighbouring side 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.

- 7.8 The proposed “infill” extension would be flush with the existing southern rear and western side elevations. As such, the proposed extension would be approximately 2m, 9.5m and 24.6m from the neighbouring side property (No.4 Ha’Penny Dell), the rear boundary, and the neighbouring rear property (No.8 Farthings Gate) respectively. All the above would accord with the recommendations of the Design Guide SPD.

- 7.9 In terms of potential impact on the amenity of neighbouring properties, it is considered that the existing boundary fence, and the siting of the proposed development, would not lead to any adverse overshadowing and/or loss of light to neighbouring properties. As for the potential for overlooking and loss of privacy, the proposed development would include 1no. window and a rooflight on its western side elevation facing towards No.4 Ha’Penny Dell to the west. In this instance, it is considered that the proposed windows would not warrant refusal given the orientation of development and the existing boundary fence.

- 7.10 Consequently, it is considered that the proposed development would not result in an unacceptable impact on the amenities of neighbouring properties. This is because of the orientation of development, the “infill” nature of the proposal, and the existing boundary fencing and screening. 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. 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)

- 7.11 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 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/22/00523 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: 5 HA'PENNY 01 – Existing Ground Floor and Roof Plan
Drg No: 5 HA'PENNY 02 – Existing Elevations
Drg No: 5 HA'PENNY 03 – Existing Ground Floor Plan
Drg No: 5 HA'PENNY 04 Rev B - Proposed Ground Floor and Roof Plan
Drg No: 5 HA'PENNY 05 Rev B – Proposed Elevations
Drg No: 5 HA'PENNY 06 Rev B – Proposed Ground Floor Plan
Drg No: 5 HA'PENNY 07 Rev B – Parking Plan
Drg No: 5 HA'PENNY 08 Rev B – Site Plan
Drg No: 5 HA'PENNY 09 Rev B – Block Plan
Drg No: 5 HA'PENNY 10 Rev B– Location Plan (Published 08 July 2022)

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.