
Site Address:	40 Rowlands Avenue, Waterlooville, PO7 7RU		
Proposal:	Outbuilding for aqua trainer.		
Application No:	APP/21/00545	Expiry Date:	05/07/2021
Applicant:	Taylor Britton		
Agent:	Mr G Bramble-Stewart	Case Officer:	Paige Harvey
	GBS Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

40 Rowlands Avenue is a two-storey detached dwelling situated in Waterlooville. The house is situated on a generously sized plot with a fenced boundary.

2 Planning History

96/54762/001 - Remove 6 lower limbs and reduce and reshape crown by up to 20% of Willow tree covered by TPO 1105, PERM,08/07/1996

APP/18/00322 - Single storey side extensions (following demolition of existing garage)., PERM,08/06/2018

APP/18/00860 - Single storey side extensions with pitched roof with render to elevations (following demolition of garage). Hip to gable alteration on main dwelling and infill of front dormer., PERM,24/10/2018

APP/19/00683 - Application for non-material change to planning permission APP/18/00860 relating to alteration of position of front door in front elevation (to original position). Removal of ramping complex. Replacement of approved front door with window. New ramping complex for access to proposed new front door position., PERM,21/08/2019

3 Proposal

Outbuilding for aqua trainer.

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)

DM13 (Car and Cycle Parking on Residential Development)

Submission Version Havant Local Plan

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

Environmental Health Manager, Community Group

Final Comments

The information isn't really sufficient because it doesn't give me any idea about noise levels .

Please can you add an informative about keeping the doors closed when the pool is in use, and can we please adapt the other condition as follows :

"Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with mechanical ventilation installed within the site, shall be submitted to and approved by the Local Planning Authority before installation. The details shall be prepared by a competent person for the purpose of assessing noise nuisance to surrounding properties. The agreed details shall be fully implemented before the use hereby approved is commenced and the equipment shall be operated and maintained in accordance with the approved details and shall be retained thereafter."

So Im basically asking that they submit the acoustic specifications of the items of plant they are installing, before they install them. That information should be readily available from the manufacturer.

Further Comments

Following on from our discussion, there are two points on contention remaining

The further review of information about the pool, and the associated heating and mechanical ventilation systems suggests that the data provided, is for the plant contained within the building. If this is the case, then as long as the doors of the building are kept closed, noise escape as a result of pool operation should be minimised.

However I notice that there are also exhaust ventilation openings on the northern façade of the proposed buildings. There is no noise data for these, and no reference background noise levels to compare operational noise with.

Please can the applicant provide noise data for the exhaust ventilation fans identified in the plan? It would also be helpful to understand what existing background noise levels are, to determine if they are likely to cause a noise problem to neighbours.

If you are minded to grant consent I would request that the applicant keep the doors closed at any time when the internal plant is in operation.

I would also request that the following condition be applied :

“ Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with mechanical ventilation installed within the site, shall be submitted to and approved by the Local Planning Authority before installation. The details shall be prepared by a competent person for the purpose of assessing noise nuisance to surrounding properties and based on measured levels representative for the site. The agreed details shall be fully implemented before the use hereby approved is commenced and the equipment shall be operated and maintained in accordance with the approved details and shall be retained thereafter.”

Initial response:

My concerns with respect to this application simply relates to any mechanical plant and equipment used as part of this installation and associated noise, also any additional lighting used on the outside of the building .

The details mention that there may be a requirement for extract ventilation to control humidity levels in the room as well as the pump equipment for heating and circulating the pool water.

I would like to request an acoustic report be submitted to the LPA for approval, which uses the BS4142 assessment methodology to demonstrate that operation of the pool mechanical plant and equipment will not give rise to disturbance to neighbours as a result of noise emitted from the plant . Lighting might also give rise to complaint if it used outside, and so I would also ask that details of lighting to be included as part of this installation, be submitted to this Authority for prior approval.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
<u>Design/Appearance/Layout.</u> This vastly extended house which has taken well over two years of building work is far in excess of the original building. It is very dark in appearance	Whilst it is noted that the original dwelling has been extended significantly it is set on a large plot and the developments are not considered to result in overdevelopment.

and dominates the plot. Adding another building for an aqua pool will further increase the density and will be very near the back of my house.	The impact of the proposed development is considered in part 7.
<u>Noise etc</u> What is this pool for? - personal use as therapy for the disabled man who, I understand is moving in, or for general use in which case it will cause more noise and disturbance.	The proposal is for personal use.
Presumably it will need a pump. Will this be working 24 hours a day 7 days a week?	Noise impacts are considered in part 7 and conditions recommended.
What will the noise level be? What fumes will it generate? How often will it be used?	Environmental Health have considered the proposals and conditions are recommended.
It will be directly in line with my back windows, what impact will this have on my privacy?	Impacts on neighbouring residents are considered in part 7.
<u>Conservation/Trees/Hedges</u> A fully grown mature tree was cut down at the beginning of the build of the extended house.	Removed hedges were not subject to preservation orders.
A dense mature hedge approx 12ft high which ran the length of the garden has now been uprooted.	
There will soon be no vegetation at all.	
IF PERMISSION IS GRANTED IS THERE GOING TO BE A TIME LIMIT ON THE BUILD.?	It is not appropriate or reasonable in planning terms to impose conditions on the length of the build period.
I have endured nearly 3 years of living behind a building site run by very inconsiderate people.	
Noise, dust, dirt, machinery.... seven days a week.	
Enumerable bonfires burning green foliage and wood from the garden, doors, pallets, cardboard, anything that could be set light to with the help of accelerants, causing black smoke and obnoxious fumes. Sometimes left smouldering overnight. I have complained to you about this and so	These matters should be raised with Environmental Health.

has a neighbour. My privacy has certainly been invaded and with this further application will only get worse. Again, I strongly object to this application.	
This application appears to be setting up a business establishment in a residential garden, in a residential street which will totally change the look of neighbourhood. My garden backs on to that of 40 Rowlands Road and the last thing I want to see is a very large building and hear potentially a noise level which does not currently exist . The parking appears to be totally inadequate only providing 2 spaces which will mean more parking in the road.	The Aqua trainer is for personal use only and will not be a business and the doors will be closed when the pool is in use as to limit noise levels. The proposal does not increase bedroom accommodation and is for personal use. There would be no increase in parking requirements.

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 considerations

(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 The proposal is for an outbuilding to house an Aqua Trainer pool. This would be sited to the rear of a side extension to the main building. The building is single storey and flat roofed in nature and would be approximately the size of an 'in line' double garage. The building would be located adjacent to an outbuilding to the rear of No.38 Rowlands Avenue. The building would not be readily viewable from Rowlands Avenue. The building is considered subservient to the main house and notwithstanding other extensions to the main building is not considered to represent an over development to this large plot.

7.4 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. The outbuilding will be in the back garden and will therefore not affect the visual amenity of the area.

(iii) Effect on neighbouring properties

- 7.5 The outbuilding would be part screened by the boundary fence and due to the distance to other neighbouring properties it is not considered that the proposal will have significant impact on the neighbouring properties. Objections have been received. Concerns was raised over the Aqua trainer being a business and the need for parking this would cause with more congestion on the road. The Aqua trainer is to be for personal use only and it is understood is likely to be used during daytime hours for a limited period of time. Details of the pool pump and extracts have been provided which show that the maximum impacts would be when the pool is in full operation and this would be for limited periods. The Environmental Health Officer has requested that conditions be imposed requiring further details prior to installation of equipment. The pool doors are also proposed to be kept closed when the pool is in maximum operation and this has been discussed with the agent and agreed. Subject to these requirements it is considered that the proposal would have a limited and acceptable impact on neighbouring residents.
- 7.6 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).

(iv) Parking considerations

- 7.7 The plans show parking for 3 cars including an extra space to northern side of the site frontage. Providing that this is provided with other permitted development work a planning permission for this would not be required. There is no increase in accommodation on site and the use would be for the occupiers of the property and therefore there would be no additional parking requirement.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00545 for the following reasons/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:

Proposed Floor plan 07 Rev B
Proposed Elevations 08 Rev B
Aqua Trainer Delivery Guide
Aqua Trainer Details

Reason: - To ensure provision of a satisfactory development.

- 3 Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with mechanical ventilation installed within the site, shall be submitted to and approved by the Local Planning Authority before installation. The details shall be prepared by a competent person for the purpose of assessing noise nuisance to surrounding properties and based on measured levels representative for the site. The agreed details shall be fully implemented before the use hereby approved is commenced and the equipment shall be operated and maintained in accordance with the approved details and shall be retained thereafter.

Reason: To ensure that the proposal does not result in noise or other pollution to nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The doors to the aqua trainer building shall be kept closed during the peak operation of the aqua trainer pump unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposal does not result in noise or other pollution to nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The building and aqua trainer hereby permitted shall be for the incidental use of the occupiers of 40 Rowlands Avenue and shall not be used for business purposes.

Reason: To accord with the terms of the application, to ensure that impacts on neighbouring residents are minimised and to avoid parking issues having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.