
Site Address:	91 Roundway, Waterlooville, PO7 7QB		
Proposal:	Two storey front extension with front and rear dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00473	Expiry Date:	04/08/2022
Applicant:	Mr Forshaw		
Agent:	Mrs L Taylor	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

91 Roundway, Waterlooville, is a two storey property located to the west side of Roundway. The property comprises brickwork, tile hanging and concrete roof tiles. Vehicular access is from Roundway with parking to the front.

The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

APP/21/00413 - New front porch., PERM,01/06/2021

3 Proposal

The proposed development would involve a two storey front/side extension with front and rear dormers. It would be used as a garage and utility room on the ground floor and an en-suite and bedroom on the first floor.

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

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 Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer and surface water asset within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The public foul sewer and surface water requires a clearance of 3 metres on either side of the public sewers to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public sewers without consent from Southern Water.
- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Furthermore, 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 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

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

Environment Agency
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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Drainage
- (v) Ecology

- (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 proposed works would have brickwork to the extension and cladding to the dormers to match the existing property. Furthermore, the proposed works would have concrete roof tiles to the extension and flat roof construction to dormers to match existing. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.
- 7.4 The proposed works would create symmetry to the front elevation of the existing dwellinghouse with the same ridge height and dormers as existing. Due to its size and design the proposed extension is considered to be inkeeping with character of the area. It is worth noting No.89 Roundway have done the same as the proposal here.
- 7.5 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

- 7.6 To the front there would be a garage door on the ground floor and a dormer window serving the en-suite on the first floor within the proposed extension. These are not considered to cause harmful overlooking to any neighbouring property.
- 7.7 On the north side facing No.93 Roundway there would be no side windows within the proposed extension. The proposed extension would extend further along the northern boundary however as there are no side windows within No.93 on this side the proposal is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.8 To the rear there would be a window within the utility room on the ground floor and a dormer window serving a bedroom on the first floor of the proposed extension. These are considered to create views expected in a residential area and similar to those already established on site thus not considered to cause directly harmful overlooking to the neighbouring properties.
- 7.9 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) Drainage

- 7.10 Southern Water were consulted on the application raising no objection. An informative has been added to the decision to reflect their consultation response and the advisory comments contained therein.

(v) Ecology

- 7.11 The application site is within 50 metres of lowland mixed deciduous woodland. Due to the nature of proposed development and separation distance it is not considered to have an adverse impact upon the ecology of the area.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00473 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 Plan

Block Plan

Proposed Floor Plans and Elevations - 6109-22-2

Section Drawing - 61099-22-3

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.