
Site Address:	74 The Dale, Waterloooville, PO7 5DE		
Proposal:	Single storey rear extension and outbuilding to rear.		
Application No:	APP/21/01393	Expiry Date:	09/02/2022
Applicant:	Mr Harding		
Agent:	Mr Walker	Case Officer:	Selina Donophy
	Parkers Design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the south side of The Dale, Waterloooville. This property has projecting bay windows to the front elevation with a catslide roof slope to the side above the garage. The elevations are formed from cream render to the first floor and brickwork to the ground floor. To the rear is a utility room which extends out beyond the rear elevation alongside a summer room. To the front is a paved hardstanding with vehicle parking space.

2 Planning History

None relevant

3 Proposal

Single storey rear extension and outbuilding to rear.

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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

Developer Services, Southern Water

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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 This proposal comprises extensions to the rear of the property as well as the erection of an outbuilding to the rear. The existing rear utility room is currently set in from the

side elevation - the summer room would be removed to make way for the proposed rear extensions . The proposed rear extensions would comprise of two sections, the building line would be extended i width from the existing utility room to create an enlarged kitchen area and smaller utility room. The property would then be further extended in depth to create a larger dining, resulting in an 'L shaped' extension . This would have a depth of approximately 5 metres and a height of 3 metres with a flat roof and bi-fold doors to the rear elevation and a set of doors to the west elevation.It would also have a rooflight. The other section of the extension would have a monopitched roof with two rooflights , a kitchen window and utility room door. The outbuilding would replace existing and would feature a door to the front elevation and a door to the rear elevation. This would feature a raised lantern rooflight. Proposed materials include...

- 7.4 The proposed extensions would not be particularly uniform, encompassing a variety of roof styles and depths , although they are not large in scale and would remain out of view from the public realm due to the location to the rear of the property. Proposed materials would match existing and overall the proposal is not deemed to be harmful to the character of the host dwelling nor the character of the area.
- 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 east of the application site is no 76 The Dale. This property was extended to the rear under a planning application permitted back in 2011. Alongside the side boundary shared with the application site is a pitched roof extension serving a kitchen with no windows on the side elevation and a window on the rear elevation. The proposed extension would project slightly beyond the rear of the extension at no 76 however not by a substantial amount to result in overshadowing to this property.
- 7.7 To the west of the application site is no 72 The Dale. There would not be much change from existing in terms of the impact on this property as the utility room and outbuilding are both already there. There is not judged to be any harm to the amenity of no 72.
- 7.8 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.

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/21/01393

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:

Amended block and location plan uploaded on the 28.01.2021

P1 Existing and proposed ground floor

P2 Existing and proposed first floor

P4 Existing and proposed front and rear

P5 Existing and proposed side elevations

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.