
Site Address:	163 The Dale, Waterlooville, PO7 5JH		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00393	Expiry Date:	10/06/2022
Applicant:	Mrs Harvey		
Agent:	Shahi	Case Officer:	Lewis Ford
	RS Studio		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.163 The Dale, Waterlooville, PO7 5JH. The site comprises a 1950s, semi-detached, 2.5 storey dwellinghouse. The dwellinghouse includes traditional brick and tile construction, supplemented with yellow render and red hanging tiles on the front elevation. The dwellinghouse is in a residential area and vehicular access is via a driveway off The Dale.

2 Planning History

HWU/00901 – PERM in Jan 1950 for erection of 4no. pairs of dwellinghouses.

3 Proposal

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)

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 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Please clarify if the party wall is being used to build the extension. This will impact No.161 The Dale. To protect the interest of future owners of No.161, will the owners of No.161 The Dale be allowed to use the party wall for any future builds? If the answer is no, then we object to the party wall being used. No.163 must build on the inside of the current party wall.	The Party Wall Act 1996 provides a framework for preventing or resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings. For the avoidance of doubt, the Party Wall Act is separate to the submission of a planning application; however, gaining planning permission does not remove the need to comply with the Act where it is applicable. The Agent has confirmed that the proposed single storey rear extension will be built entirely within the curtilage of No.163 The Dale, and that the Applicant plans to enter into a Party Wall Agreement within the neighbour as necessary. Notwithstanding the above, the requirements under the Party Wall Act are a private interest matter between landowners and is not material to the determination of a planning application.

7 Planning Considerations

7.1 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 demolition of the existing rear addition and the construction of a single storey rear extension to accommodate a dining room and sewing room. This would allow the remainder of the ground-floor to be reconfigured to provide a shower room and larger kitchen. The proposed rear extension would have a depth and width of approximately 4m and 6.2m respectively with the latter spanning the width of the existing dwellinghouse. In terms of height, the proposed rear extension would have an eaves height of approximately 2.5m sloping up to a maximum height of approximately 3.5m.

7.4 The Havant Borough Design Guide SPD states that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In addition, the Design Guide SPD explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. Finally, in terms of roofs, the Design Guide SPD recommends that roofs should mirror that of the main dwellinghouse in terms of angle, eaves, details, and materials. The proposed rear extension would be subservient to the existing dwellinghouse and would not extend out as far as the existing rear conservatory adjacent to the south at No.161 The Dale. As for materials, the proposed rear extension would comprise bricks, tiles and UPVC doors to match the materials on the existing dwellinghouse.

7.5 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable and appropriate in the context of the application site and its locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, as such, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.6 The Havant Borough Design Guide SPD advises that rear extensions should maintain a distance of at least 1m from the boundary with adjacent properties, at least 8m from the rear boundary wall, and at least 20m from neighbouring properties to the rear. The proposed rear extension would be approximately 19m from the western rear boundary wall and would be separated from Purbrook Park School (further to the west) by the rear garden of No.169a The Dale. As for adjacent properties, the proposed extension would be flush along the boundary with No.161 The Dale. An objection letter has been received in respect of the proposed rear extension due to concerns over the party wall with No.161. As set out in Section 6 above, the Party Wall Act 1996 provides a framework for preventing or resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings. For the avoidance of doubt, the Act is separate to the submission of a planning application; however, gaining planning permission does not remove the need to comply with the Act where it is applicable. Notwithstanding the above, the Agent has confirmed that the proposed single storey rear extension would be built entirely within the curtilage of No.163 The Dale, and that the Applicant plans to enter into a Party Wall Agreement within the neighbour as necessary. It is important to note that the requirements under the Party Wall Act are a private interest matter between landowners and is not a material to the determination of a planning application.
- 7.7 The Design Guide SPD states that rear extensions should not result in any adverse impacts on the amenities of neighbouring properties. The proposed rear extension would comprise solid brick walls along both side elevations and would include double doors and bifold doors on the western rear elevation. The existing garage and landscaping / screening will be retained. Given that the proposal will face to the rear, and that the neighbouring properties at Nos 161 and 165 The Dale have limited fenestration along their existing side boundaries, it is not considered that the proposed rear extension would lead to overlooking nor loss of privacy.
- 7.8 Consequently, it is considered that the proposed development would not be overbearing, nor would it lead to overlooking, loss light nor loss of privacy for neighbouring properties. As such, the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on the Source Protection Zone (SPZ)

- 7.9 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 proposal and has no subsequent adverse comments to make due to the proposed development's small nature. 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 is 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/22/00393 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: 1201-P-01 – Existing Plans & Elevations

Drg No: 1201-P-02 – Proposed Plans & 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.