
Site Address: 8 Beechwood Avenue, Waterloooville, PO7 7LR
Proposal: Front entrance porch, new dormer to front and rear conservatory.
Application Type: Full Planning Permission
Application No: APP/21/01210 Expiry Date: 02/06/2022
Applicant: Mr Mardon
Agent: Mr D J Boddy Case Officer: Joseph Toole
The Project Support Practice
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Beechwood Avenue, Waterloooville, is a semi detached bungalow located to the north west of Beechwood Avenue. The bungalow comprises of cream render, blue cladding and red clay roof tiles. Vehicular access is from Beechwood Avenue with parking to the front and side.

The bungalow is located within a residential area with some surrounding properties of similar style and others differing.

2 Planning History

APP/13/00523 - Two storey rear extension following removal of existing garage/store, loft conversion incorporating side dormer and rear Juliet balcony., PERM,30/07/2013

3 Proposal

Front entrance porch, new dormer to front and rear conservatory.

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 Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor S Milne

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water 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

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.

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

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

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) Ecology
- (v) Drainage

(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 development would involve a front porch, front dormer and rear conservatory. The proposed front porch would have a width of approximately 2.8 metres, a maximum depth of approximately 1.8 metres with a flat roof having a maximum height of approximately 2.8 metres. The proposed front dormer would have a pitched roof and provide a window within a bedroom on the first floor. The proposed conservatory would have a width of approximately 6.5 metres, a depth of approximately 4.3 metres with a low pitched roof having a maximum height of approximately 2.7 metres.

7.4 The proposed front porch would have brickwork with a flat roof. The proposed rear conservatory would have brickwork and white UPVC windows and doors with a translucent roof. The proposed front dormer would have matching tiles to the existing property/dormer. These materials are considered to be inkeeping with the context of the main dwellinghouse.

7.5 Part of the proposed works would be visible from the street scene in the form of the porch and front dormer. The proposed porch would be modest in size and behind the front of the property thus not considered to have an adverse impact on the character of the area. In terms of the proposed front dormer there are a number of pitched roof front dormers within the immediate street including No.1,3 and 5 Beechwood Avenue thus it is considered to be inkeeping with the character of the area. Due to the proposed conservatory being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed conservatory would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.

7.6 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

- 7.7 To the front there would be a door and windows within the proposed porch. This would face out onto the front driveways and public highway thus not considered to cause harmful overlooking. At first floor level there would a window within the proposed dormer which is not considered to cause harmful overlooking.
- 7.8 On the east side facing the shared boundary with No.6 Beechwood Avenue due to the modest depth of the proposed porch it is not considered to have an adverse impact on the neighbouring property. The proposed conservatory would have windows on this side although they would be screened by the existing 1.8 metre high fencing thus not considered to cause harmful overlooking. Due to the proposed conservatory's size and roof design it is not considered to appear overbearing or result in the harmful loss of light to No.6.
- 7.9 On the west side facing the shared boundary with No.10 Beechwood Avenue the proposed conservatory would have windows on this side although it would be screened by the existing 1.8 metre high fencing and neighbouring garage thus not considered to cause harmful overlooking. Due to the separation distance from No.10 and the proposed conservatory's size and roof design it is not considered to appear overbearing or result in the harmful loss of light to neighbouring occupiers.
- 7.10 To the rear there would be doors and windows within the proposed conservatory. Due to the existing boundary treatment it is not considered to a negative impact upon any neighbouring properties.
- 7.11 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) Ecology

- 7.12 The application site is within 50 metres of notable and protected species - common pipistrelle roost. Due to the nature of the proposed development is it not considered to have a negative impact upon the ecology of the area.

(v) Drainage

- 7.13 Southern Water were consulted on the application and raised no objection. An informative has been added to the decision.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01210

- 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 Ground Floor Plan - 03/22/BA-1

Proposed First Floor Plan - 03/22/BA-2

Proposed Front and Rear Elevations - 03/22/BA-7

Proposed Side Elevations - 03/22/BA-8

Existing and Proposed Roof Plans - 03/22/BA-9

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.