
Site Address:	17 Cavendish Drive, Waterlooville, PO7 7PJ		
Proposal:	Rear extension increasing accommodation at first floor, including Juliette balcony to rear and side dormer.		
Application No:	APP/21/01196	Expiry Date:	06/01/2022
Applicant:	Mr Smallridge		
	Meon Building Designs		
Agent:	Mr Spencer	Case Officer:	Julie Terzoudis
	Meon Building Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a chalet-style bungalow located at 17 Cavendish Drive within Waterlooville. An access point is located adjacent to the southern western site boundary, leading to an existing single garage set to the rear of the dwelling.
- 1.2 The locality comprises predominantly detached chalet-style bungalows, many with alterations and additions, with a transition to two-storey dwellings further north-east along Cavendish Drive. Dwellings along Cavendish incorporate generous front setbacks which provide a wide, open nature for the street, coupled with green verges. Most dwellings provide for on-site parking allowing for a clear uncluttered appearance within the street.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for a rear extension of the dwelling with a Juliet balcony, and an extension to the existing side dormer on the north-eastern roof slope. The works would extend the bungalow out to a depth of 3.7m and allow for the internal reconfiguration of the dwelling to provide additional bedrooms and living space.
- 3.2 The existing detached garage would be linked to the dwelling and converted to a utility room and outside BBQ area. A single window is proposed to be inserted on the south-eastern elevation of the garage. Matching materials of rendered blockwork and concrete tiles are proposed for the extensions to match those on the main dwelling.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2019

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

First Comments: 02-12-2021:

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No new development or new tree planting should be carried out within 3 metres of the external edge of the public gravity sewer 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 sewer.
- 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

Final Comments: 17-12-2021:

Further to our previous response dated 01/12/2021 and additional information received indicates existing sewers to the rear of the proposed site.

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water.

An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water.

The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: www.developerservices.southernwater.co.uk

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Portsmouth Water Company

We have no adverse comments to make on this application from a groundwater quality protection perspective due to the small nature and location in 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: 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) Highways and parking
- (v) Construction in proximity to foul sewer

(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 majority of the proposed development would be set behind the existing dwelling with limited views available from the public highway. Although a portion of the extension would be visible standing directly in front of the property, no visual impact would result to the existing character of the streetscene.

7.4 The rear extension proposed would not exceed the existing ridge height of the host dwelling at 7.0m. With a depth of 3.7m from the rear elevation, the extension would be of a scale and mass that would integrate successfully with the existing building, whilst remaining subservient to the host dwelling. The expansion of the existing side dormer would be limited with regard to public views, and would not appear overly dominant coupled with the scale and mass of the rear extension.

7.5 The existing garage would be converted to a utility and BBQ area and would incorporate a connection to the proposed rear extension. Matching materials of rendered blockwork and concrete tiles promote solid integration of the extension and garage conversion with the main dwelling. The site can easily accommodate the increase in the footprint of the dwelling without impacting on the private amenity space to the rear.

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, 2011). 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 With a separation distance of over 6.0m from the neighbouring dwellings to the north-east and south-west of the site, no overbearing concerns are raised with the additional built-form to be introduced. Although the extension is technically two-storey in height, the distance of the extension from the neighbouring dwellings ensures any overshadowing would be localised and limited.

- 7.8 No upper-level windows are proposed within the roof slopes of the rear extension. The expansion of the existing side dormer would introduce an additional window on the north-eastern roof slope closer to the rear private open space of No. 19 Cavendish Drive. However, views are already available from the existing windows set within the dormer, and the introduction of an additional window would not significantly increase views already available to an extent which could be considered significantly harmful.
- 7.9 Upper-level views from the rear are readily available. The inclusion of a Juliet balcony to the rear gable would bring views 3.7m closer to the rear private open space serving the neighbouring properties, which given the separation distances, would not be considered harmful to the existing level of residential amenities.
- 7.10 Consequently, it is considered that the proposed extension would 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, 2011). It is also noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.11 The existing dwelling is a three-bedroomed property. The proposal development would result in a four bedroomed dwelling which would require the provision of a minimum of three onsite parking spaces in accordance with Havant's Car Parking SPD 2019.
- 7.12 The application proposes to convert the existing garage to a utility area and therefore an internal on-site car parking space would be lost. However, four external parking spaces would be retained on the existing drive and access road, meeting the minimum requirements of the Parking SPD.

(v) Construction in proximity to foul sewer

- 7.13 As part of the assessment, the application was referred to Southern Water for comment. Issues were raised by the Officer regarding the proximity of the proposed development to the public foul sewer to the rear of the dwelling. Further desktop investigations were undertaken by the applicant which were shared with Southern Water for comment.
- 7.14 After review of this information, the Officer concluded it would be prudent to impose a pre-commencement condition to any planning approval, which has been agreed with the agent. The condition would require details of the proposed protection measures to be submitted and approved by the Local Planning Authority in consultation with Southern water to protect the existing drainage apparatus.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and locality and is acceptable in parking and drainage terms and is therefore considered to be appropriate and recommended for conditional planning permission.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01196, 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:

Site Location Plan - received 12 Nov 2021

Site Block Plan - Received 12 Nov 2021

Existing Floor Plans Drw. No. CS-1 REV. C - received 05 Nov 2021

Proposed Floor Plans Drw. No. CS-2 REV. E - received 05 Nov 2021

Existing & Proposed Elevations & Section Drw. No. CS-3 REV. D - received 05 Nov 2021

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.

- 4 Prior to the commencement of development details of the proposed protection measures for the public sewer infrastructure are to be submitted and approved in writing by the Local Planning Authority, in consultation with Southern Water.

Reason: To protect the existing drainage apparatus and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.