
Site Address:	24 Lone Valley, Waterloooville, PO7 5DZ		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01462	Expiry Date:	18/02/2022
Applicant:	Mr & Mrs Perry		
Agent:	Mr Akehurst	Case Officer:	Joseph Toole
	H J Concepts Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Lone Valley, Waterloooville, is a semi detached bungalow located to the east side of Lone Valley. The bungalow comprises of cream render and concrete roof tiles. Vehicular access is from Lone Valley with parking to the front.

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

Note - Due to Corona virus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

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

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

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application and have no subsequent adverse comments to make on this development from a groundwater protection perspective. This is due to its 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: 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) 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 single storey rear extension as a replacement to an existing smaller extension. It would be used as a utility room, kitchen and dining room with a width of approximately 6.8 metres, a depth of approximately 6 metres (3 metres further than the existing extension) with flat roof and roof lantern having a maximum height of approximately 4 metres.

7.4 The proposed rear extension would have fibre cement cladding boards with a GRP felt flat roof. As this would be located to the rear of the property it is not considered to be readily visible and as a result deemed acceptable.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension 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 in keeping 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 On the south side there would be a door and window within the proposed rear extension. These views would be screened by the existing screening along the shared boundary with No.22 Lone Valley therefore not considered to cause harmful overlooking. Due to the proposed extension's flat roof design and existing screening it is not considered to appear overbearing or result in the harmful loss of light to No.22.
- 7.8 On the north side there would be no side windows within the proposed rear extension. Due to the proposed extension's flat roof design and existing screening it is not considered to appear overbearing or result in the harmful loss of light to No.26.
- 7.9 To the rear there would be a set of bi-folding doors facing out onto the rear garden. These views would be screened by the existing boundary treatment thus not considered to cause harmful overlooking.
- 7.10 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

- 7.11 Southern Water commented on the application raising no objection. An informative has been added to the decision. Portsmouth Water commented on the application raising no objection.

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/21/01462

- 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, Existing and Proposed Plans - 21-1501 PL01 Rev A

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.