
Site Address:	9 The Brow, Waterloooville, PO7 5BY		
Proposal:	Two storey extension and replacement garage.		
Application No:	APP/21/01052	Expiry Date:	06/12/2021
Applicant:	Mr Blackmore		
Agent:	Mr B Sales	Case Officer:	Selina Donophy
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey semi-detached property and detached garage situated on the corner of The Brow and The Dale. It has a brown tiled pitched and hipped roof and elevations of beige multibrick, white painted brickwork, white render and tudor style beams. The site has a north south incline with vehicular access from The Dale leading to a shingle driveway. The garden surrounds three sides of the property with a raised patio area, grass, shrubs and a covered barbeque area. There is a mature leylandii hedge in excess of 3 metres high, which obscures the property from the highway together with a 1.8 metre high wall and fencing to the eastern and southern boundaries.
- 1.2 The adjoining two storey semi-detached property is to the south, two storey detached properties are opposite (in The Brow) and to the north (in The Dale) and the side aspect of a two storey detached property in The Dale is to the east. The area is of medium density with two storey detached and semi-detached properties of a similar age, different styles and design.

2 Planning History

09/61138/000 - Single storey rear addition. , PERM,15/10/2009
APP/17/00238 - Single storey rear extension and two storey side extension.,
PERM,26/04/2017
APP/18/00867 - Removal of existing single storey rear extension and double detached garage. Erection of single storey rear extension and detached garage.,
PERM,11/12/2018

3 Proposal

Two storey extension and replacement garage.

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)

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

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposed very large side extension will be built over the existing main sewer pipe which is used by a number of other properties in The Brow. If this old pipe is built over and it fails or gets blocked under the extension it will be very difficult to repair and as it is in constant use by the other properties in The Brow the sewerage would back up to these properties and could represent a potential health hazard.	Southern Water have been consulted on this application and have raised no objection. If a sewer exists that is private then any issues will be picked up by building regulations.

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) Parking
- (v) CIL

(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. The application site has been the subject of a number of previous permissions for side and rear extensions, albeit that these have not been implemented. The current proposals echo, but do not match, previous permissions with the addition of a replacement detached garage, and therefore must be considered on their own merits.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a single storey and two storey extension to the rear (east elevation) of the property. The existing lean to would be demolished to make way for the single storey rear extension. The single storey extension would have dimensions of approximately 7.8 metres depth, 4.5 metres width and 4.4 metres to ridge height and 2.4 metres to eaves height with a barn hipped roof and parapet on the side adjacent with no 11. It would feature 3 velux rooflights on either side of the roof slope a new kitchen and dining area with bi-fold doors to the side (north) elevation. Adjacent to this would be the two storey extension which would have a depth of 2.3 metres and would overhang at first floor level to a total depth of 3.8 metres with a barn hip roof with a ridge height of approximately 7.3 metres. At ground floor level would be a new utility room and a new bedroom at first floor level. The first floor would feature a dormer window to the side (north) elevation and one window to the rear (east) elevation. The velux window would be relocated across the roof.
- 7.4 Other elements of the proposal include a replacement garage in the same siting as the existing garage with dimensions of approximately 6.2 metres depth, 2.6 metres height and 5.7 metres width with a pitched roof. This would have a tiled roof and cedar board cladding to the elevations. The high level of screening around the site means that the replacement structure would not have a significant impact on the street scene.
- 7.5 The proposed rear extensions would be of reasonable scale when judged within the context of the host dwelling - the depth of the rear extension would be the same again as the existing property depth. Despite this, the plot is deemed to be large enough to accommodate the additional footprint. The majority of this would not be highly visible when judged within the streetscene. Facing brickwork is proposed to the extensions and render at first floor which would differ from the full height mock tudor aesthetic of the existing dwelling however this is not deemed to be of harmful consequence.
- 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 south of the application site is no 11 The Brow which is the attached property. Adjacent to the shared rear side boundary is a kitchen window and doorway at no 11 and to the rear of that a yard area. The proposed single storey rear extension would project beyond the rear ground floor wall of no 11 by approximately 4.2 metres. There is an existing side boundary wall between nos 9 and 11 which looks to be approximately 2.25 metres in height. The proposed rear extension parapet wall would rise just above the existing side boundary wall and the roof would then slope away from no 11. Given the existing wall height and location of the extension to the north of no 11, the impact on the closest ground floor kitchen window and yard area of no 11 is not considered to be of substantial harm in terms of impact on sunlight and overbearing impact on amenity spaces.
- 7.8 To the east of the application site is no 2 The Dale. The application site backs on to the rear garden of no 2 which has a single storey extension sited parallel to the boundary shared with no 9 which is almost the length of its rear garden. The proposed two storey extension would be set off the rear boundary by approximately 3.5 metres and would feature a first floor window which would be sited closer towards the properties to the east than the existing first floor windows at the property which serve a bathroom and a landing. Despite this, it is noted that there is already some degree of overlooking from no 11 and surrounding properties due to the close proximity of these properties. In addition it is deemed that the single storey extension at no 2 The Dale would block much of the view across the garden from this window. Overall there is not judged to be significant harmful overlooking as a result of this proposal to justify a refusal on this basis. The dormer side elevation window is not judged to result in any direct overlooking to neighbouring properties.
- 7.9 With regard to the replacement garage, its modest height and location in much the same position as the existing garage means that it is not considered to give rise to any adverse impacts to neighbouring properties.
- 7.10 Consequently, it is considered that the proposals 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).

(iv) Parking

- 7.11 No additional bedrooms would be created as a result of this proposal and therefore no further parking allocation is required on site.

(v) CIL

- 7.12 There would not be more than 100m² additional floorspace created as a result of this proposal and therefore this is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposals would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01052 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:

01B Block and location plan
04 Proposed ground floor and rear elevations
05 Proposed first floor and elevations
Application form (materials) uploaded on the 11.10.2021

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.