
Site Address:	12 Bramley Close, Waterlooville, PO7 7SU		
Proposal:	Single storey rear extension with decking to rear.		
Application No:	APP/21/01167	Expiry Date:	27/12/2021
Applicant:	Mr Pollard		
Agent:	Miss Pawlow	Case Officer:	Denise Sheath
	Thorns-Young Architectural		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Bramley Close, Waterlooville, is a two storey pitched roof detached dwelling constructed with red/brown brick with brown clay hung tiles to the first floor front and rear elevation. The property has a built in garage to the front with a block paved area leading to the garage and partially covering the front garden area, the remainder of the front garden to the west is laid to lawn, the property has a small brick wall to the front and western boundary. The rear garden has a concrete hard standing leading from the rear elevation to the back garden gate along the rear eastern elevation, the remainder of the rear garden is laid to lawn with a shed along the rear eastern elevation. The boundary treatment consists of 2m close boarded wooden fencing with trellis along the top, to the east and west boundary elevations and 1.8m close boarded fencing to the rear boundary.

2 Planning History

None relevant

3 Proposal

Single storey rear extension with decking to rear.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

There is an Oak tree which is subject to a Tree Preservation Order adjacent to the rear boundary of the property. This tree looks to be within 15m of the proposed development therefore I am unable to comment further until an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan are provided please.

Further comments following receipt of Arboricultural Report and Tree Protection Plan:

I have been out to the site now. I have no objection to the works provided it is carried out in strict accordance with the Arboricultural Method Statement and Tree Protection Plan.

Developer Services, Southern Water

Thank you for your letter dated 18/11/2021.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
At time of writing I have concerns that the plans submitted will cause a reduction in the amount of light [redacted]. This is due to the length of the proposed extension. My concern is also coupled with the fact that on an adjoining property [redacted] and the boundary of number 12 stands a very large oak tree (TPO) which reduces light [redacted] when in full leaf (late spring to early autumn). The TPO means a restriction on how much the tree can be reduced. The back of the property is also north facing.	See Section 7.

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) Effect on TPO Trees

(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 proposal is for a single storey rear extension, the proposed extension would have a depth of 4m, with a maximum height of 4.3m and an eaves height of 3.3m. The materials to be used will match those of the existing dwellinghouse and would have limited visibility from the streetscene. It is therefore considered that the extension would not harm the character of the dwelling or impact the character of the wider area.
- 7.4 The proposal includes a small decking area to the rear of the extension, the decking area will have a depth of 1.5m, spanning the width of the rear extension with steps facing east into the rear garden, the decking would have a height of 0.75m from the ground level. Screening would normally be considered to ensure there is no overlooking concerns, due to the ground floor level differences between the neighbouring properties to the east and west the element of overlooking is already in situ and it is therefore considered screening would not have a significant impact in the reduction of overlooking.
- 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 The proposal is in excess of 28.5m from the rear facing elevation of the neighbouring property to the rear No.20 Billett Avenue, this neighbouring property is screened by the 1.8m close boarded wooden fencing and the TPO tree adjacent to the rear boundary. It is therefore considered that the proposal would have an acceptable impact upon this neighbouring property.
- 7.8 The neighbouring property to the east's (No.13 Bramley Close) rear elevation is set back 5m than the application site, the proposed extension and decking area would be in-line with this rear elevation, there will be a 4m gap between the facing side elevations. The proposals would be partially screened by the 1.8m close boarded wooden fencing with trellis above the fencing along this shared boundary. It is therefore considered that the proposal would have limited and acceptable impact upon this neighbouring property.
- 7.9 The proposal would have the most impact upon the neighbouring property to the west (No.11 Bramley Close) , The proposal would have a 1.15m gap from the shared boundary and an approximate 2.5m distance from the facing rear elevation. This neighbouring property has a higher ground level than the application site and benefits from a single storey flat roof extension to the rear western elevation with an approximate 3.5m depth and 5m width leaving a 2.5m width of the original rear elevation to the east. Although there is considered likely to be some impact upon morning light, the impact of overshadowing on the rear window here is not considered to warrant a refusal of planning permission, particularly having regard to the marginal difference between the development proposed and that which could be constructed without the need for permission under the property's normal permitted development rights (a difference of only 0.3m in height).
- 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).

(iv) Effect on TPO Trees

7.11 The Council's Arboriculturalist raises no objection to the works provided it is carried out in strict accordance with the Arboricultural Method Statement and Tree Protection Plan. A condition has been placed on the decision to ensure these comments are adhered to.

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/21/01167 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:

Application Form - Received 01 November 2021

Arboricultural Report - Received 30 November 2021

Tree Protection Plan - Received 30 November 2021

Location Plan - Received 01 November 2021

Proposed Block Plan - Received 01 November 2021

Existing and Proposed Floor Plans and Elevations - Drawing No. 4186.20.1

Rev B - Received 01 November 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 The development hereby permitted shall be carried out strictly in accordance with the Arboricultural Report and Tree Protection Plan Received 30 November 2021.

Reason: To ensure the protection and retention of trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National

Planning Policy Framework.