
Site Address:	6 Novello Gardens, Waterloooville, PO7 7PT		
Proposal:	First floor side extension		
Application No:	APP/21/00626	Expiry Date:	30/07/2021
Applicant:	Mr C Cooper		
Agent:		Case Officer:	Joseph Toole
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Novello Gardens, Waterloooville, is located to the north east side of Novello Gardens. The application site is two storey semi detached property comprising brickwork and red clay roof tiles. Vehicular access is from Novello Gardens with parking to the front.

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

Note - Due to Coronavirus 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

03/55063/000 - Single storey extensions to front (south west) and rear (north east) elevations and a first floor extension to the side (north west) elevation., REF,17/06/2003

03/55063/001 - Single storey extension to the rear (north east) elevation and conversion of garage to living accommodation., PERM,28/08/2003

3 Proposal

First floor side 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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

I have to inform you that I may be regarded as having an interest in this application. The property is owned by the father of my future daughter in law and it may be seen as being necessary therefore for it to be brought to the Planning Committee. Please let me know if you think this is appropriate.

Officer Comment:

The criteria for Committee referrals set out in the Constitution says when it comes to staff and/or councillor applications: *Submitted by or on behalf of a Councillor (or their spouse or partner) or by any member of the Council's staff (or their spouse or partner);*

As this is not the case and no objections have been made it is not considered necessary to put the application forward to planning committee.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor S Milne

No Comment.

Developer Services, Southern Water

Southern Water shall have no objection to the proposed first floor extension.

Please find the attached extract from Southern Water records showing the approximate position of a public surface water sewer in the immediate vicinity of 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 300 mm diameter gravity surface water 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 maintenance access.
- 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

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

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

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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: 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) Parking
- (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. The planning history in this case reveals that a previous application featuring a first floor side extension of similar scale to that proposed in this case was refused in 2003 under ref 03/55063/000 on grounds of an overdevelopment of the plot. That application, however, included other elements of extension to the side, front and rear; many but not all of which were approved under 03/55063/001. In terms of the current context for decision making, since 2003 the planning system has been revised and is now more supportive of extensions to existing dwellings - permitted development rights in particular having been substantially broadened in recent years. It is therefore considered appropriate for this application to be weighed against current policy expectations and development management criteria, rather than those applying in 2003.

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

- 7.3 The proposed development would involve a first floor side extension to be used as a bedroom. It would have a width of approximately 2.4 metres, a depth of approximately 5.4 metres with a low pitched roof having a maximum height of approximately 3.5 metres.
- 7.4 The proposed side extension would have cladding with concrete roof tiles to match the existing property. This is considered to be of modern contemporary design and deemed to be inkeeping with the context of the main dwellinghouse; adjoining roads featuring a range of cladding and render materials visible from the application site.
- 7.5 The proposed development would be visible from the street scene. The proposed side extension would be set back from the front of the property and below the existing ridge height. This is considered to appear subservient to the host dwellinghouse which meets the Havant Borough Design Guide SPD and as a result deemed 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 when assessed in the context of current planning policy and guidance.

(iii) Effect on neighbouring properties

- 7.7 To the front there would be a window serving the bedroom within the proposed side extension. This would face out onto Novello Gardens and is not considered to cause any form of harmful overlooking.
- 7.8 On the south east side there would be no windows within the proposed side extension. As it would not extend any closer to the curtilage of the property and due to its orientation it is not considered to appear overbearing or result in the harmful loss of light to the public using the adjacent footpath.
- 7.9 To the rear there would be a window serving the bedroom within the proposed side extension. This would create similar views to that already established and expected within a residential area thus it is not considered to adversely overlook the private

amenity space of No. 14 Bell Crescent.

- 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) Parking

- 7.11 The property would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards. There is sufficient car parking on site to accommodate 2 car parking spaces therefore the proposal is deemed acceptable.

(v) Drainage

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

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and character of the area 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/21/00626 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:

Location Plan
Block Plan
Proposed Floor Plans and Elevations

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.