
Site Address: 202 The Dale, Waterloo, PO7 5JB

Proposal:

Demolition of existing garage and construction of a single storey rear extension, raised patio and steps.

Application No: APP/22/00004

Expiry Date: 09/03/2022

Applicant: Ms Simpson

Agent: Mr C Mallen

Case Officer: Lewis Ford

Thorns - Young Ltd

Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.202 The Dale. The site comprises a 1950s semi-detached, 2.5-storey dwellinghouse made of traditional brick and concrete roof tile construction. The property is in a residential area and vehicular access is via a driveway which is shared with the adjacent property to the north (No.204 The Dale).

2 Planning History

None relevant.

3 Proposal

Demolition of existing garage and construction of a single storey rear extension, raised patio and steps.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

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

E21 (Aquifer Source Protection Zones)

DR1 (Delivery of Sustainable Development)

E1* (High quality design)

E3 (Landscape and settlement boundaries)

Emsworth Neighbourhood Plan Post Examination Version 2020
Not applicable

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

5 Statutory and Non Statutory Consultations

Councillor G Hughes - Purbrook Ward
No comment

Councillor H Patel - Purbrook Ward
No comment

Councillor C Howard - Purbrook Ward
No comment

Portsmouth Water Company

The Portsmouth Water Catchment Management Team has reviewed this application and has no subsequent adverse comments to make in regard to this development from a groundwater quality protection perspective. This is due to the development's small nature and shallow foundations located within SPZ 1c 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

This application was originally consulted on between 11 January and 02 February 2022 under the following description: "Single storey rear extension". After the initial consultation, it was realised that the applicant was proposing to demolish the existing garage to facilitate the delivery of the proposed single storey rear extension, along with the construction of a raised patio and steps. The application description and proposed plans were amended, and the application was re-consulted on between 24 February and 04 March 2022 under the following new description: "Demolition of existing garage and construction of a single storey rear extension, raised patio and steps".

7 Planning Considerations

7.1 Having due regard to the relevant policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on Parking
- (v) Impact on the Source Protection Zone (SPZ)

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17, AL2 and E3. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development comprises the construction of a single-storey rear extension, raised patio and steps.

7.4 The proposed extension would replace the existing raised patio and would have a width and depth of approximately 6.4m and 3m respectively, equating to a floorspace of 19.2 square metres (sqm). In addition, the proposed new raised patio would have a width and depth of approximately 6.4m and 3.2m respectively, equating to a total surface area of 20.5sqm. Finally, the proposed steps - which will lead from the proposed raised patio to the rear garden – will extend out by a further 0.8m and comprise a width of approximately 2.2m. Overall, the proposed development would extend approximately 7m from the rear wall of the existing dwellinghouse.

7.5 As per Paragraphs 5.35, 5.39 and 5.41 of the Havant Borough Design Guide SPD, extensions should appear smaller, subservient, and sympathetic in relation to the existing property, and should look to the existing property and its immediate neighbours as the main reference points for appearance, materials, and detailing. The proposed development would comprise brickwork and concrete tiles to match the existing and neighbouring properties. As for the proposed extension more specifically, it would include bifold doors (3.2m x 2.1m), along with 3no. rooflights (0.9m x 1.2m each) on a 15-degree pitched roof. Although the roof of the existing property has a 30-degree pitched roof, the proposed 15-degree pitched roof is acceptable as it would mirror the roof angle of the adjacent existing extension to the south at No.200 The Dale. It would also mean that the proposed roofline would finish just below the existing first-floor rear windows on the existing dwellinghouse (No.202 The Dale).

7.6 Moreover, the appearance, design and mass of the proposed development would mirror that of the adjacent existing development at No.200 The Dale to the south. Therefore, the proposed development would be in keeping with the local pattern of development and is considered to have used the characteristics of the locality to inform its design and massing. The proposed development is, therefore, considered to be acceptable as it would not result in an adverse impact on the visual amenity of the locality, and so would meet the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The proposed rear extension would be approximately 23m and 24m away from the rear boundary and rear neighbouring property (No.4 Widley Gardens) respectively. Although the separation distance is reduced to approximately 19m and 20m respectively when considering the proposed raised patio and steps, all the above is still in accordance with Paragraph 5.41 in the Havant Borough Design Guide SPD.
- 7.8 The application site is located on a slope and so the existing rear garden slopes away from the existing dwellinghouse down towards the neighbouring rear property (No.4 Widley Gardens). Due to the change in site levels, the proposed extension and patio would be raised by approximately 0.8m to 1.1m above ground level to ensure a level floor surface throughout the existing dwellinghouse and the proposed development. This means that the proposed extension would have a height of approximately 4m at its highest point above ground-level (adjacent to the existing rear wall). The Havant Borough Design Guide SPD warns that changes in levels can make the massing relationship with existing properties worse and, in this instance, the proposed development has the potential to appear larger and overlook adjacent properties. A site visit was carried out on Monday 24 January 2022, along with a follow-up site visit on Thursday 17 February 2022, to investigate the above.
- 7.9 No.4 Widley Gardens is the neighbouring property to the east / rear of No.202 The Dale (the application site). The rear neighbouring property is downslope of, and therefore lower than, No. 202 The Dale. However, the rear neighbouring property has a northern (not western) principal elevation, and its western side elevation does not include any windows which overlook the application site to the west. In light of the above and the separation distance of 20m, the proposed development at No.202 The Dale is not considered to be overbearing or have an adverse impact on No.4 Widley Gardens.
- 7.10 No.200 The Dale is the neighbouring attached property to the south of No. 202 The Dale (the application site). The proposed development would be flush with the recently completed extension and raised patio at No.200 The Dale. The raised patio at No.200 The Dale includes a brick wall of sufficient height which would ensure that the amenities of both No.200 and No.202 would be protected from the proposed development.
- 7.11 No.204 The Dale is the neighbouring property to the north and is the property which shares the existing driveway with No.202 The Dale (the application site). The proposed demolition of the garage and the construction of the proposed development would encroach onto the shared driveway by an area of 4.75sqm. A separation distance of 3.5m would be retained between the properties. However, the proposed projection and construction of the raised patio, combined with the land level changes, would lead to the overlooking and loss of privacy of the occupant(s) at No.204 The Dale. It is noted that no neighbour objections have been received; however, a development is not simply considered acceptable just because no objections have been raised. Indeed, the council, as the Local Planning Authority (LPA), must consider the impact of a proposed development on the amenity of neighbouring properties regardless of whether any objections have been received or not.

- 7.12 The above was raised with the applicant's agent and the council requested that screening - of approximately 1.8m in height from the floor surface of the proposed raised patio - would be required to address / mitigate any potential negative impact on the amenities of both Nos 202 and 204 The Dale. In addition, the council also requested details of the screening / boundary treatment which would be erected to replace the existing garage after it is demolished. The applicant provided amended plans and explained that materials are yet to be decided but will most likely be matching brickwork with obscure glazed panels. As the above has not been confirmed for definite, a suitably worded planning condition has been proposed to ensure the delivery of effective screening – see proposed Planning Condition No.4.
- 7.13 Moreover, it is considered that the inclusion of proposed Planning Condition No.4 is required to make the proposed development acceptable and, therefore, meet the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on Parking

- 7.14 The application site is a 3-bed semi-detached property situated along The Dale. The existing driveway is shared with No.204 The Dale (the neighbouring property to the north) and the application is proposing the demolition of the existing garage to facilitate the delivery of the proposed development.
- 7.15 The Parking SPD was adopted in 2016 to supplement Policy DM13 and replace Appendix 5 of the HBLP (Core Strategy) 2011. The SPD sets out a minimum requirement for 2no vehicular spaces for a 3-bed property – see Table 4A. The demolition of the garage would remove the potential for one vehicular parking space. However, it is noted that the existing garage is currently used for domestic storage and measures approximately 2.5m in width, 7.3m in depth and 2m in height. The existing garage does not meet the minimum requirement for a single garage (3m in width and 6m in depth [GIA]) as set out in the Parking SPD. As such, it is acknowledged that the occupant would have difficulty in parking an average UK-sized car in the existing garage.
- 7.16 In light of all the above, it is considered that the parking provision would remain unchanged, and the proposed development would not result in the intensification of the existing residential use – i.e., the number of bedrooms would not be increased. As such, the proposed demolition of the existing garage is not unacceptable.

(v) Impact on the Source Protection Zone (SPZ)

- 7.17 The application site is in Source Protection Zone (SPZ) 1c in the Portsmouth Water Groundwater Catchment. Portsmouth Water does not have any adverse comments from a groundwater quality protection perspective due to the small nature and proposed shallow foundations of the proposed development in SPZ 1c. As such, the proposed development is not contrary to Policy E21.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on neighbouring properties providing that the proposed conditions are included as part of any planning permission. The proposed development is considered to be appropriate and recommended for approval subject to appropriately worded planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00004 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

Drg No: 5225.21.1 REV D – Existing & Proposed Floor Plans & Elevations

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used (with the exception of screening) shall match in type, colour and texture, to 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 No above ground construction works shall take place until plans and particulars specifying the alignment, design, height, materials and type of all proposed screen walls, fences, hedges and other means of enclosure to be provided in place of the demolished garage and on the northern elevation of the proposed raised patio - with the screening to be a minimum height of 1.8 metres as measured from the floor level of the raised patio - have been submitted to, and approved in writing by, the Local Planning Authority. If obscure glazed panels are installed, then the glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. At all times thereafter, all the screening provision hereby approved shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and ensure the appearance of the development is satisfactory and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.