
Site Address:	7 Angelo Close, Waterlooville, PO7 8JS		
Proposal:	Single storey side/rear extension & tarmac front drive.		
Application No:	APP/21/01250	Expiry Date:	14/01/2022
Applicant:	Mr Chaplen		
Agent:	Ms C Pawlow	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This site comprises a two storey detached dwellinghouse located on the south west side of Angelo Close, Waterlooville where Angelo Close forms a cul-de-sac. The property has a pitched roof with elevations formed from brickwork and tiles to the roof. The property has been extended to the side and benefits from parking space towards the front of the site. To the south and west of the site is an area of woodland where there is a walking trail linking Arragon Court to the south to other residential roads to the north and Tempest Avenue to the east.

2 Planning History

90/55748/000 - Two storey side extension, PERM,23/01/1991

3 Proposal

Single storey side/rear extension & tarmac front drive.

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 Gwen Robinson

No comment

Councillor Mike Seal

No comment

Councillor Peter Wade

No comment

County Ecologist

Thank you for your consultation for the proposed extension.

The site lies adjacent to ancient woodland Hurst Wood SINC, and the works to extend the rear of the property will be along the boundary of the woodland. Therefore, there is potential for the works to impact a locally designated site, for example via noise, vibration, dust or damage to tree roots. I would advise that a method statement is submitted to the planning authority prior to commencement, that shows how these impacts will be avoided.

Case Officer comment : Further comment following submission of the Ecological Method Statement

Thank you for the method statement. I would consider that enough information regarding potential impacts to the adjacent woodland and I would not consider there to be any outstanding ecological concerns.

Please note that there are no outstanding ecological concerns with this proposal.

Arboricultural Officer

The property is adjacent to a woodland area however the nearest trees are much lower than the subject house therefore I have no objection to the proposal for the small extension.

Developer Services, Southern Water

Please find the attached extract from Southern Water records showing the approximate position of foul sewers within the development site. Any new external works proposed within the standoff distance of public apparatus the applicant will be required to contact Southern Water Southern Water requires a formal application for any new connection to the public 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

Department of Planning and Development

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant

Hampshire

PO9 2AX

Your ref

APP/21/01250

Our ref

DSA000006005

Date

08/12/2021

Contact

Tel 0330 303 0119

- 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).

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: 0

Comment	Officer Comment
No comments received	

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) Ecology
- (v) 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 This proposal comprises a single storey extension to the rear of the property. The extension would be located to the rear of an existing extension and would effectively infill the south west corner between the extension and the original dwelling. The extension would have dimensions of approximately 4 metres depth, coming level with the rear elevation wall of the main dwelling, the same width as the existing extension and a height of approximately 2.75 metres forming a flat roof with a raised rooflight. This space would create an enlarged kitchen/living space served by bi-fold doors to the rear elevation. Proposed materials include render to the elevations.

7.4 The proposed extension would be sited to the rear of the main dwelling and would not form a visible feature of the streetscene. The rear of the site backs on to woodland however tree cover screens the site from view when using the pathway to the south and west. It is noted that this property has already been extended by a substantial amount however the resulting footprint would not be notably larger than that of surrounding properties some of which have also been extended to varying degrees. The remaining garden length would be 10 metres for half of the rear garden, as the south west corner is not part of the plot, the garden length does reduce down to an average of 7 metres however the width of the plot is approximately 11 metres. As the majority of the plot would meet the minimum plot length requirement of 10 metres as stipulated in the Havant Design Guide this is deemed acceptable however any further extensions may well begin to infringe upon the outdoor amenity space to an unacceptable level. In conclusion the extension is considered to be acceptable in terms of impact on the host dwelling and character of the area.

7.5 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

7.6 To the east of the application site is no 6 Angelo Close. The proposed extension would be sited away from this side boundary and would be screened by the main dwelling of no 7. No harmful impact to no 6 has been identified.

- 7.5 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) Ecology

- 7.7 The site lies adjacent to ancient woodland Hurst Wood SINC, and the works to extend the rear of the property will be along the boundary of the woodland. Therefore, there is potential for the works to impact a locally designated site, for example via noise, vibration, dust or damage to tree roots. For this reason the Council's Ecologist requested an Ecological Method Statement showing how the proposal would avoid causing harm to the designated site. Following submission of the Ecological Method Statement the Council's Ecologist has confirmed no objection to the proposal.

(v) Trees

- 7.8 The site lies adjacent to ancient woodland Hurst Wood SINC to the south and east. Havant's Arboricultural Officer has been consulted in regard to the proposal and has no objection to the proposal noting the site is raised above the siting of the trees.

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/21/01250 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 (materials) uploaded on the 19.11.2021
Block plan proposed uploaded on the 19.11.2021
Location plan uploaded on the 19.11.2021
5234.21.1 proposed and existing plans uploaded on the 19.11.2021
Additional Ecological Method Statement uploaded on the 20.01.2022

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.