
Site Address: 32 Spring Vale, Waterloooville, PO8 9DA
Proposal: Single storey rear and side extension and remodelling of roof to form bedroom accommodation (Revision to APP/19/00925).
Application No: APP/21/00590 Expiry Date: 16/07/2021
Applicant: Mr and Mrs Fitzgerald
Agent: Mr Pike Case Officer: Selina Donophy
 Pike Planning
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the south-east side of Spring Vale, Waterloooville. This property is of facing brick construction with a pitched roof and gable end at the principle elevation. This property has a low boundary wall to the front with a lawn area and access down the side of the property to a garage and rear garden.

This area is predominantly residential, characterised by 1970's design , low rise, pitched roof bungalows a number of properties include first floor accommodation.

2 Planning History

APP/19/00925 - Single storey side and rear extensions and loft conversion, relocate existing garage to front of property, render and cladding.

, PERM,04/09/2020

3 Proposal

Single storey rear and side extension and remodelling of roof to form bedroom accommodation (Revision to APP/19/00925).

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
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

- DR1 (Delivery of Sustainable Development)
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Developer Services, Southern Water

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: southernwater.co.uk/developing and please read our New Connections Services 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

Engineering/Drainage

I confirm the proposed condition is still required.

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: 14

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) Drainage
- (v) Parking
- (vi) 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.

- 7.3 This proposal is a resubmission application following the approval of APP/19/00925 which permitted a remodelling of the property . The applicant has confirmed it was not possible to construct the design approved in the previous application. The proposal as originally submitted in the current application comprised large flat roof dormers to the front and rear following remodelling of the roof . Following concerns raised by the case officer relating to the mass and bulk of this design, the proposal has been amended , now including smaller pitched roof dormers to the front roof slope and larger pitched roof dormers to the rear roof slope. The amended proposal is assessed below.

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

- 7.4 The application property is currently a pitched roof bungalow with front and rear facing gable walls. This proposal comprises a complete remodel of the property with a raised ridge height of approximately 1.5 metres and side elevation gable walls , sloping back to form full two storey height at both sides with a flat roof containing 4 rooflights , of which would be screened by a false pitch to both sides. To the front elevation would be two pitched roof dormers hipped back with dimensions of approximately 2.7 metres height, 2.7 metres width and 2.2 metres depth. To the rear would be 2 larger dormers with dimensions of approximately 2.7 metres height, 3.4 metres width and 2.4 metres depth. Between the dormers would be a large rooflight. The extensions to the property would result in a dwelling spanning almost the full width of the site and set back from the front elevation by approximately 4 metres would be a flat roof garage with a height of approximately 3.4 metres and this would come close to the north eastern side boundary. To the south western side the property would have a depth of approximately 17 metres and to the north eastern side the property would have a depth of approximately 13 metres - the existing property is approximately 11 metres in depth. The flat roof side extension would wrap around the rear of the property in an 'L' shape with the rear dormers stepping out over the eaves line.
- 7.5 The remodelling of the property would allow for additions and reconfigurations to the internal space. At ground floor level would be a bedroom and office to the front, the bedroom would have a side elevation window and office a window to the front elevation. To the rear of the office would be a bathroom with a side window and utility room also with a side window and door (south western side). Towards the rear would be large kitchen diner with one side elevation window and bi-fold doors to the rear and adjacent to that would be a living room with rear elevation windows and a rooflight in the flat roof. The garage would be to the side and snug adjacent. At first floor level would be two bedroom towards the front served by the front dormer windows. To the rear of these would be a bathroom on one side and a stairwell on the other, both served by side elevation windows which would be obscure glazed. To the rear would be a master bedroom with a dressing room and a bathroom. The bathroom and bedroom would be served by the rear elevation windows. The rooflights would serve the bedroom and landing.
- 7.6 Following the amendments made to the plans, the proposal is now deemed to appear in keeping with the streetscene - the front dormers would appear subservient within the roof slope and rear dormers would be located to the rear and therefore less visible from the public realm . The roof design and extensions are also considered acceptable in appearance. Proposed materials include walls in light coloured render with slate tiles to the roof - with some variety of materials used in the immediate area , this is not deemed to cause harm to the character of the area.

- 7.7 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

- 7.8 To the north/ north east of the application site is No. 34 Spring Vale which is a chalet bungalow of similar design to the application property, with a dormer facing towards the site towards the south west as well as one window at ground floor level on this side elevation towards the front of the property. The side adjacent to no 34 would feature a garage set at single storey height and there is not deemed to be any impact on the amenity of no 34 in terms of overshadowing or impact on light to rooms. The roof height would be increasing to the side however there would still be a separation distance of approximately 5 metres between the side gable and the side dormer at no 34. The side elevation window at first floor level would be obscure glazed and top opening. Whilst the rear extension would project by a reasonable amount, there is already a detached garage between the properties and therefore there is not judged to be any overbearing impact upon no 34 as a result of this.
- 7.9 To the south west of the application site is no 30 Spring Vale which is a bungalow property of a similar pitched roof design, but turned 180 degrees in relation the application property. Towards the rear of No.30 is a single storey, flat roof extension located on the boundary with No.32 Although the rear extension would come beyond these windows and would impact upon these, this room is also served by a window facing towards the rear/ south east which is the direction most sunlight would be coming from. The first floor side elevation window also would be obscure glazed and top opening. Towards the front there would be a build up of the building line to the side however the roof would be pitched back with front dormers set in from the sides which would soften the impact on this side.
- 7.10 To the rear of the property are No's 77- 81 Hazleton Way , with no 79 directly to the rear of the application site. There would be approximately 15 metres of rear garden space between the rear elevation wall and the rear boundary and 34 metres back to back distance between the two properties. It is noted that the first floor dormer windows proposed to the rear elevation are a significant addition in an area which is predominantly characterised by low rise, single storey bungalows and potential impact on privacy has been evaluated. It is also noted that in residential areas such as this , windows at first floor level are a fairly normal occurrence - in this instance it is judged the set back from the rear boundary would mitigate against any unacceptable overlooking, with a general back to back distance for facing windows of 24 metres recommended in the Havant Borough Design Guide (two storey to single storey relationships).
- 7.11 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) Drainage _

- 7.12 The site lies in flood zone 1 (low flood risk), however it is apparent that there are local drainage and flooding issues. Objections were received in relation to the previous application APP/19/00925 which referred to the historical flood and drainage issues along Spring Vale. Such localised issues are not always known to the LPA until highlighted by local residents. In this instance there have been various flooding incidents close to the application site and this has been reported to be from both fluvial and foul drainage systems. This has resulted in the installations of a Pumped Anti Flood Device and flood door. No 34 in particular has experienced historic flooding and Southern Water, who are responsible for much of the infrastructure, have invested in various mitigation measures at the property. The initial consultee response from Southern Water did not highlight any historical issues, therefore an information request was submitted alongside a second formal consultee request to Southern Water. The information request showed flood events that has occurred until 2013 which were related to blockages and hydraulic overload in the pipes. An informal response was also received from Southern Water stating there have been 17 recorded flood incidents at this postcode which appeared to be related to wastewater.
- 7.13 The Council's Civil Engineer had also been consulted in regards to this application and was aware of both the objections received and the responses from Southern Water. Although no objection had been received from Southern Water, there are considered to be potential issues with the ability of the public drainage system to cope with excess foul and surface water. Southern Water previously stated they would be unlikely to object in regard to foul drainage and the applicant suggested use of a soakaway as a method of surface water drainage. With no objection from Southern Water in relation to Foul Drainage the foul drainage proposals are considered acceptable. An informative in relation to Southern Waters requirements is recommended. Due to localised issues surrounding surface water drainage the Council's Civil Engineering Team Leader requested a condition be applied to that permission, requesting that a percolation (BRE365) test be undertaken so as to calculate the necessary size of the soakaway prior to commencement.
- 7.14 Prior to a decision being finalised, details of a soakaway had been submitted by the applicant which proposes a soakaway with a size of 2.5 m³. The Council's Civil Engineer had been consulted on this and stated that this would be acceptable and therefore the pre-commencement condition would not be necessary. A compliance condition was however recommended in relation to the size/capacity of the soakaway to seek to ensure that surface water drainage is appropriate to serve the building, it is also noted that Building Regulations are also likely to consider drainage requirements. Overall and based on a detailed assessment of the drainage concerns raised it is considered that drainage for this residential extension can be appropriately managed.
- 7.15 This same issue still exists and Havant's Drainage Engineer has again been consulted and has requested that the same condition be applied to this application.

(v) Parking

- 7.16 This proposal would result in 1 additional bedroom - a property with 4 bedrooms requires 3 parking spaces on site as specified in the Havant Parking SPD. These spaces have been shown on the proposed floor plan and are deemed to meet the required standards.

(v) CIL

- 7.17 This application is CIL liable as the additional floorspace comes to above 100m² which amounts to CIL liability of £12,011.79 however it is noted that the applicant is claiming self build exemption. The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiner's Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Waterloooville.

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/21/00590 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:

D022 F Proposed plans uploaded on the 28.09.2021
020 A Existing and proposed site plans

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the landing window in the first floor on the side elevation facing north east and the bathroom window in the first floor on the side elevation facing south west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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 the proposed soakaway to serve the development has been provided on site. The proposed surface water drainage soakaway shall have a minimum capacity of 2.5 cubic metres and be constructed to allow for future maintenance for example with a crate design. The soakaway shall thereafter be retained in good working order to serve the development.

Reason: To ensure that surface water drainage is adequately provided to serve the development hereby permitted and to seek to reduce flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The proposed car parking, shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose. Any additional parking shall be provided with a porous surface.

Reason: In the interests of highway safety and having due regard to policy CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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.