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| Site Address:   | 28 Fairmead Walk, Waterloooville, PO8 9AL                                       |               |                |
| Proposal:       | Proposed single storey rear extension with raised terrace & glazed balustrading |               |                |
| Application No: | APP/21/01148                                                                    | Expiry Date:  | 01/12/2021     |
| Applicant:      | Mr & Mrs Kneller                                                                |               |                |
| Agent:          | Mr Harding                                                                      | Case Officer: | Selina Donophy |
|                 | BH Architecture Ltd                                                             |               |                |
| Ward:           | Cowplain                                                                        |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

This application site comprises a detached , pitched roof bungalow located on the north side of Fairmead Walk, where the road forms a cul de sac. This property projects forward towards the front and has elevations formed from brickwork and tiles to the roof . There is a hard standing towards the front where there is parking spaces for 4 vehicles.

## **2 Planning History**

00/64980/000 - Erection of double garage in front garden, REF,27/03/2000  
00/64980/001 - Erection of single storey front extension to form single garage, PERM,10/07/2000

## **3 Proposal**

Proposed single storey rear extension with raised terrace & glazed balustrading

## **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)

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 Southern Water's Get Connected service:

[developerservices.southernwater.co.uk](http://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](http://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](http://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](http://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

### **Portsmouth Water Company**

Thank you for consulting Portsmouth Water on this application- we have no adverse comments to make on this application from a groundwater quality perspective due to its small nature and minimal excavation works.

## 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Officer Comment                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p>wish to object the proposed extension for 28 Fairmead Walk, in its current form, based on the following:</p> <ul style="list-style-type: none"><li>- Effect on daylight and outlook</li><li>- Design, appearance and layout</li></ul> <p>I would like to express my concern regarding the effect this extension would have on us as residents, as well as any future residents.</p> <p>The plans show that this extension will be blocking light to my only other bedroom from the sole window to the outside, and the outlook will be lost, replaced by a brick wall. This will create an oppressive living space which I feel could be damaging to mental health, especially my daughter's as it is primarily her room. We have a study room in the house which already looks onto the same neighbour's brick wall and this remains largely unused due to the claustrophobic feel the outlook brings.</p> <p>If the design could be altered, either by lowering the extension or the extension roof, or adjusting the shape so that only a small portion of outlook is affected, this would be a welcome compromise.</p> | <p>Please see 'Planning Considerations' section of the report. The room in question is dual aspect although a conservatory has been built to the rear . The window is high level and therefore any outlook is already fairly limited.</p> <p>An extension of similar proportions could be constructed under the property's permitted development rights, and this fallback position is considered relevant in the context of the current proposal.</p> |

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| <p>By development should bear this in mind and ensure that any interruptions to the existing 20 Feet head Walk extended higher than the existing overland. This would adversely affect our existing appropriate manner to ameliorate any impact.</p> <p>Point 2<br/>Currently during the winter months there is a lot of surface water which enters my property from next door. This pools on my lawn causing a pond. I have made my own arrangements to drain this excess water (sump and electric pumps). If the situation regarding surface water was made worse from this proposed extension, it could create an almost impossible situation.</p> <p>Point 3<br/>As an addendum to point 2, I know there are surface water drains across the back of the properties, these are linked and have been blocked on a number of occasions over the past ten years. Southern Water have inspected these and are monitoring the ongoing situation. They have suggested there maybe an ongoing issue further down the line. These drains were designed for the relatively small roof size of a 2 bedroom bungalow. Every extension completed to date has enormously extended the rainwater collection shadow. Currently the surface drains struggle to do an adequate job. Any further extensions must seek to ensure the situation is not further worsened.</p> <p>Point 4<br/>The raw sewage drains also extend across this area and would need protecting from excess movement caused by extra weight of the extension.</p> <p>Point 5<br/>These properties were built in 1958, on a very heavy clay subsoil, This goes up and down considerably during the seasons and with the ingress and egress of water into the subsoil.</p> | <p>Please see 'Planning Considerations' section of the report.</p> <p>Drainage would be assessed via under the Building Regulations. Southern Water and Portsmouth Water have both been consulted and have no objection to the proposal.</p> <p>Please see above.</p> <p>Please see above.</p> <p>Please see above.</p> |
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## **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

(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, flat roof rear extension which would have dimensions of approximately 4 metres depth , 9.9 metres width and 3.5 metres height (there are some changes in land levels on this site). This extension would allow for the reconfiguration of the internal space and would create a bedroom to the rear alongside a garden room - the garden room would be served by a raised lantern rooflight and bi-fold doors and the bedroom would be served by a rear elevation window. The bi-fold doors would lead out to a raised patio area with a depth of approximately 2.3 metres and height of approximately 0.75 metres (although there are changes in land levels to the rear) - the decking would feature glass balustrading around the curtilage of the decking area . Proposed materials include brickwork to match existing.

7.4 The proposed extension is judged to be of an acceptable scale and design when considered within the context of the host property. The site is deemed to be of a size which could easily accomodate the extension , with the rear garden length of over 40 metres and there are other examples of similarly sized extensions in the immediate locale. The siting to the rear would mean the extension is not readily visible from the public realm and is therefore unlikely to result in any impact on the streetscene .

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 26 Fairmead Walk . The extension would project beyond the rear elevation of no 26 by approximately 4 metres however this is unlikely to result in any overshadowing as this does not breach the 45 degree line taken from the mid point of the closest rear elevation window at no 26.

7.7 To the west of the application site is no 30 Fairmead Walk. There are two windows on

the side elevation of no 30 adjacent to the application site - one of these windows is already partially obscured by the side elevation wall of no 28 . The other window is a high level window which currently is sited beyond the rear elevation wall of no 28 which serves a bedroom. The extension would extend beyond this window . The impact on this window has been assessed and it is noted the room is dual aspect, with a window to the rear elevation . Whilst a conservatory has been built to the rear, this rear window would still provide light to the room as well as outlook down the rear garden albeit through the conservatory glass. The side elevation window is high level and therefore any views are already limited . Whilst it is noted there would be some impact arising from the development, this is not considered of such significance, given the dual aspect nature of this room, to justify a refusal on this basis. It must also be recognised that a rear extension of greater depth (up to 4m) and only marginally lower eaves height (by approximately 0.5m) could be added to the existing dwelling under its permitted development rights, and given this 'fallback' position the impact of the development proposed is not considered to be materially harmful compared to works which could be carried out outside of planning control. An area of raised decking is also proposed to the rear which would come level with the second panel of the conservatory at no 30. The glass panels on this side of the conservatory have been obscured and therefore there would be no direct views into private amenity spaces.

- 7.8 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) Parking

- 7.9 The property currently benefits from 2 bedrooms and this proposal would add 1 further bedroom . There is adequate parking space on the hard standing to the front of the property to account for up to 4 vehicles and this would meet the Havant parking requirements.

## **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.
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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01148 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:

PL-DWG 2 Proposed plans and elevations  
PL-DWG-3 Block and location plan

**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.