
Site Address:	7 Underdown Avenue, Waterlooville, PO7 5DH		
Proposal:	Porch to front elevation; single storey rear extension (to replace existing conservatory) with steps down to garden.		
Application No:	APP/21/01117	Expiry Date:	19/11/2021
Applicant:	Mr R Dewan		
Agent:	Mr D P Manns	Case Officer:	Julie Terzoudis
	D M Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a single storey detached chalet style bungalow located at 7 Underdown Avenue, within the neighbourhood of Waterlooville. The dwelling is accompanied by an attached garage to the southeast elevation which is served by a driveway and access. The front garden is grassed with shrubs along the boundary.
- 1.2 Underdown Avenue is characterised solely by single-storey bungalows with a switch to two storey dwellings along The Dale. The chalet bungalows incorporate generous setbacks from the public highway with green verges and open gardens, with low level hedging. All bungalows along Underdown Avenue accommodate either on-site parking forward of the dwelling or an internal garage.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for the erection of a front/side enclosed porch on the north-western elevation, and the demolition of an existing rear conservatory and replacement with a single-storey rear extension and garden steps for access.
- 3.2 The enclosed porch would extend out from the north-west and south-west elevations, providing a footprint of approximately 6 square metres with a pitched roof height of 3m and an eaves height of 2.4m. The single storey rear extension would extend out to a depth of 3.7m, with a width of 6.8m and a flat roof height 3.6m from the ground floor level. Two roof lanterns are also proposed within the rear extension.
- 3.3 The extension and the porch would both be finished in brick and block under concrete roof tiles to match those on the main dwelling.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS19 (Effective Provision of Infrastructure)

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

E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

Developer Services, Southern Water

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk 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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Gas Network

No comments received.

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

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) Effect on infrastructure

(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 The proposed single-storey extension would be set to the rear of the main dwelling and would not be visible from the public realm. Therefore, no visual impacts would result from the proposed extension to the existing character of the streetscene.

7.4 The rear extension would be a single-storey structure and reach a maximum height of 3.6m from the ground level. The finished floor levels for the rear extension would be 0.8m due to the existing ground levels; however, it would be replacing an existing elevated conservatory in a similar location, albeit with a larger footprint, increasing from 15 to 25 square metres. No visual or design concerns would be raised from the proposed rear extension.

7.5 The proposed porch is a low-level structure and minor in scale, which would retain subservience to the main dwelling and not appear as an incongruous addition within the streetscene. No visual harm would result from the proposed porch to the host dwelling, nor to the wider streetscene.

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 2011). 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

- 7.7 As discussed above, the proposed single storey rear extension would be set in an elevated position that could provide the opportunity for limited overlooking into the rear amenity space of the neighbouring occupiers at No. 5 and No. 9 Underdown Avenue. However, the extension would replace an existing rear conservatory, also elevated due to the ground levels, which already has an established degree of overlooking with views available from windows set on all three elevations. The proposed rear extension would remove the opportunity for overlooking from the south-eastern and north-western elevations as no windows are proposed within these elevations of the extension.
- 7.8 Despite the maximum height of the extension reaching 3.6m from the existing ground level, the extension incorporates side setbacks from the shared boundaries and it would be considered a minor addition that would not result in any significant level of overshadowing or overbearing impacts to the neighbouring occupiers.
- 7.9 The proposed porch is not considered to result in any negative residential amenity impacts due to its location and the minor nature of development.
- 7.10 Consequently, it is considered that the proposed development would 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Effect on infrastructure

- 7.11 In their consultation reply Southern Water have highlighted that the location of the rear extension lies over the line of a public foul sewer. Whilst not objecting to the proposal, Southern Water have requested that details be provided by the developer prior to commencement of the development of the measures which will be taken to protect the sewer during the construction process. This is considered a reasonable and necessary requirement in the public interest, and the recommendation will include such a condition.

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/21/01117, 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

Existing and Proposed Plans Drw No. DEWANE_01A Rev A

All received 20 October 2021

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.

- 4 No development shall be carried out until details have been submitted to, and agreed in writing by, the Local Planning Authority in consultation with Southern Water of measures which will be undertaken to protect the public sewers crossing the site. The development shall be carried out in accordance with the approved details.

Reason: In order to protect drainage apparatus and infrastructure having due regard to policies CS16 and CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.