
Site Address:	9 Burnside, Waterlooville, PO7 7QQ		
Proposal:	Single storey rear extension.		
Application No:	APP/21/00501	Expiry Date:	19/07/2021
Applicant:	Mr Ben Stone		
Agent:	Mr Clark	Case Officer:	Denise Sheath
	Roger Clark(Architectural Services)		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Burnside, Waterlooville, is a two storey semi-detached property constructed with brick with partial white painted render to the front and rear elevations, the property benefits from an single storey garage which is attached to the southern side/rear elevation with a hardstanding leading up to the garage. The front and rear gardens are predominately laid to lawn, the rear and rear side boundary treatment consists of 1.8m close boarded wooden fencing, with an open plan frontage to the front of the property.

2 Planning History

APP/21/00291 - Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.43 metres and a maximum height of 3.5 metres. WD,19/04/2021

3 Proposal

Single storey rear extension.

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

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Thank you for your letter dated 25/05/2021.

The attached plan shows that the existing development lies over to the public sewers. Approval should be sought from Southern Water where an extension to a building or underpinning work would be over/close to public sewers.

Furthermore, 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.

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:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- 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

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

(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 A replacement single storey extension is proposed following the demolition of the existing conservatory, the extension will have a depth of 4m extending across the width of the rear elevation of the property attaching to the existing garage, the proposed extension will have a flat roof with a maximum height of 2.8m, the proposed flat roof will include the installation of a roof lantern with a maximum height of 3.2m from the ground floor level. The materials to be used in the construction of the development would be in keeping with the materials used in the construction of the existing dwellinghouse.

- 7.4 The proposed extension would be constructed to the rear of the main house where it would not be readily visible from within the wider area. As such the extension would not have a significant or negative impact upon the visual amenity of the street scene or locality.

- 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 rear of the property is the Queens Enclosure Woodland which is approximately 23.5m from the proposed extension, the proposal is a significant distance from this woodland area that there would be no significant impact.

- 7.7 The proposed extension will have an 11m distance from the rear facing elevation of the neighbouring property to the south (No. 7), the proposal will be screened by the existing garage of the application site and garage along the shared boundary within the neighbouring property. It is therefore considered that any impact would be considered acceptable.

- 7.8 The proposed extension will protrude 1m further than the existing conservatory/extension at No. 11, the proposed extension will be partially screened by the boundary treatment which consists of 1.8m close boarded wooden fencing. It is therefore considered that the impact upon this neighbouring property would be limited and acceptable.

- 7.9 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.

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/21/00501 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 and Site Plan - Drawing No. 240/432/4 - Received 24 May 2021
Existing and Proposed Elevations - Drawing No. 240/432/2 - Received 24 May 2021
Existing and Proposed Floor Plans - Drawing No. 240/432/1 - Received 24 May 2021
Section and Details - Drawing No. 240/432/3 - Received 24 May 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.