
Site Address:	15 Billett Avenue, Waterloooville, PO7 7SZ		
Proposal:	Proposed single storey outbuilding extension incorporating pool enclosure.		
Application No:	APP/15/00982	Expiry Date:	25/03/2016
Applicant:	Mr Kaz Miah	Team:	Team 2
Agent:	Mr D P Manns	Case Officer:	Emma Chisnall
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

15 Billet Avenue is a large detached dwelling set back from the South boundary entrance where there is a concrete drive able to provide parking for approx 3 cars. The dwelling is constructed of brown brick wall and concrete tiled roof and is surrounded by landscaping to the East and South Elevation.

The dwelling and land around No 15 is currently going through a renovation and therefore there is machinery working on the immediate space closest to the dwelling which is clearing the land which has become overgrown with greenery. The boundary to the North, East and South elevation has fencing at 1.8m high which is also covered considerably with ivy and other greenery aiding the height and screening however it is unknown if this greenery will be kept and therefore if the additional screening will be provided.

The East elevation shares a boundary with a woodland area where there are trees in large numbers and in close proximity. To the North elevation there are also three very large high trees which provide screening to the dwelling. To the West elevation there is a 2.5 brick wall boundary which drops to approx 2m when 4.5m away from the dwelling.

Within the curtilage of No 15 there is a swimming pool and enclosure with pump room onsite and the proposal will seek to demolish this and rebuild it. The land is un-even and has areas which are higher than the majority of the open space but this is currently being manipulated by the works and is therefore difficult to predict what the finished garden will look like. No 15 has a North facing garden and neighbours to the West and North.

2 Planning History

APP/15/00735- First floor front extension; single storey rear infill extension; creation of rear terraced balcony at first floor; installation of cedar cladding. Permitted.

3 Proposal

Proposed single storey outbuilding extension incorporating pool enclosure.
Measurements 9.7m X 16.4m

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency Comment:

No bespoke comments to make.

Southern Water Comment:

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with South Water and submit a formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Environmental Health Manager, Community Group Comment:

I can advise that based on the drawings submitted, in which the pool pump room will still form part of the new proposed structure, I would have no objection to this application. However, I would ask that the following informative's be added to any approval decision notice:

- * Regarding Hours of Work
- * Regarding Bonfires
- * Regarding Dust Control
- * Regarding Light Pollution

Arboriculturalist Comment:

The supplementary Arboricultural information satisfies my requests for further information, and are now considered acceptable in terms of this development. If permission is granted then a condition should be made to include that all works are carried out in line with the AMS / TPP including Arb supervision on site.

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: 22

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Developer Contributions

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed outbuilding will measure 9.7m X 16.4m. The council have sought confirmation from the agent that the extension and enclosure will not provide any additional living space and the agent has confirmed that the building is to be of a recreational environment and will not be used as any kind of living space.

(ii) Impact upon the character of the area

The proposal is seeking to demolish the existing pool, enclosure and pump room onsite and re-build this to the same size. As the development will be constructed to the rear of the dwelling it will not be viewable from the streetscene. The proposed development will be screened well by the dwelling itself and as there is already an existing building in place it is considered that the new proposed works would not detract from the character of the area

(iii) Impact upon residential amenity

No 15 have to the North elevation who would not be impacted by the development due to the level of screening available onsite and the distance that would be between the start of the neighbours dwelling and the closest point of the extension. The neighbours at No 13A to the West elevation should also not be impacted due to the same reasons of adequate screening and distance between the dwelling and extension. It is therefore considered that the development can be considered acceptable.

(iv) Developer Contributions

8 **Conclusion**

No 15 Billet Avenue has adequate amenity space for the proposed single storey outbuilding. The space available should ensure that there is no loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00982 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable as per the submitted details.
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.
- 3 The outbuilding extension and pool enclosure hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial, living space or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 4 All works carried out to the site must be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan including Arb supervision onsite.
Reason: To safeguard the health and well being of the tree(s) in the interests of the character and visual amenities of the area and having due regard to policies DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey, Block Plan, Proposed Elevations, Proposed Ground Floor, Proposed Roof Plan: Drawing Number KAS_(sp) 01A Rev A Revised Plan
Received 09.10.15
Arboricultural Tree Report Submitted by Email: Received on 19.01.16
Confirmation that Annex has Ancillary Use by Email: Received 09.10.15

Reason: - To ensure provision of a satisfactory development.

