
Site Address:	17 Deanswood Drive, Waterloooville, PO7 7RB		
Proposal:	Ground floor side extension.		
Application No:	APP/16/00045	Expiry Date:	11/03/2016
Applicant:	Mrs L Houkes	Team:	Team 2
Agent:	Mr M Wilkes	Case Officer:	Emma Chisnall
	M2 Architecture		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

17 Deanswood Drive is a large detached dwelling constructed with red brick walls and a concrete tiled gable ended roof. The dwelling is situated on level ground but the front and rear amenity space is steeply sloped in an east to west direction meaning the dwelling is on much higher ground compared to the furthest part of the garden. The front amenity space is hard-surfaced for the parking of three cars and there is also a garage to the side of the dwelling. The rear amenity space is substantial and is mixed between lawn and gravel and is used as a leisure space. To the side of the dwelling currently the land is hard-surfaced and this is the area that is proposed to be developed.

The boundary is significant around the curtilage and is mainly made up of hedging approx 3.5m high. There is a mature oak tree to the rear of the garden.

2 Planning History

None

3 Proposal

Ground floor side extension measuring 4m wide by 5m long by 4.5m high.

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 Council Design Guide Dec 2011

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

5 **Statutory and Non Statutory Consultations**

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 of new tree planting should be located within 3 metres either side of the centreline of the public foul and surface water 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.

Should any new 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.

We request that should this application receive planning approval, the following informative is attached to the consent:

' 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

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a) Adequate Soakaway or infiltration system
- b) Water course
- c) Where neither of the above is practicable sewer

Arboriculturalist Comment:

Following our visit to the site I can conclude that the proposed extension should have no impact on the Oak tree in the rear garden. Due to the ground levels in the garden and the tree being at the bottom of the slope there are no implications raised regarding the storing of materials or plant within the root protection area of this tree as it would be impractical to do so. For this reason Tree protection fencing will not be necessary whilst the work is being carried out.

Engineering/Drainage, Havant Council Comment:

No adverse comment in regards to this application

Hampshire Bio-diversity Information Centre:

Development is within 50m of the Protected and Notable Species of Pipistrelle Bat

Comment: It is considered that as development does not impact the roof and there is adequate distance between the development site and bat location, that there should be no impact caused to the bats.

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: 3

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

(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 works are to build a kitchen/family room to the side of the existing dwelling along the north elevation at single storey. Due to the position and size of the proposed works it is considered that the principle of the development is acceptable.

(ii) Impact upon the character of the area

17 Deanswood Drive is located in a cul de sac with neighbouring dwellings which are of similar in size, style and design. The proposed works would be located on level ground but as the development would be located along the rear elevation and behind the double garage it is considered that it would not be significantly viewable from the streetscene. The proposed works are single storey and due to the screening in place and that the proposed works would be built with matching materials to that of the existing dwelling it is not considered the proposed works would look out of place or detract character from the area. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

No 17 does not have any neighbours along the north elevation where the extension is proposed to be built. No 11 and No 15 Deanswood Drive are located to the south/east and would not be able to view the proposed works as a result of their position. Due to this it is not considered that the proposed works would impact any amenity space from No 11 or No 15.

It is considered that No 17 has adequate amenity space to accommodate the proposed works and is therefore considered acceptable development.

8 Conclusion

No 17 Deanswood Drive has adequate amenity space for the proposed side extension at single storey. The space available should ensure that there is no loss of amenity space 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/16/00045 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.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plan: Drawing No 101

Existing Rear and Side Elevations with Roof Plan: Drawing No 201

Proposed Rear, Side and Front Elevations with Ground Floor and Roof Plan:
Drawing No 102

Reason: - To ensure provision of a satisfactory development.