

QUESTIONNAIRE (Online Version)

HOUSEHOLDER PLANNING

Appeal Ref:	APP/X1735/D/14/2219160		
Appeal By:	Mr I Miah		
Address	1a Milton Road WATERLOOVILLE Hampshire		
Postcode	PO7 6AB	Grid Reference: Easting	4677374
		Northing	1101153

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, within 5 working days of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

1	Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. If your answer is no, please give your reasons below.	☒ YES ☐ NO
	<i>NB – The fact that a decision was made against officer recommendations will not, on its own, be regarded as an exceptional reason.</i>	
2	Can the Inspector see the relevant parts of the appeal site from public land?	☐ YES ☒ NO
3	Will the reasons for refusal/grounds of appeal require the Inspector to enter:	
	a. the appeal site or property to judge the appeal proposal?	☒ YES ☐ NO
	<i>If Yes, please explain;</i>	
	To see the impact of the proposal on the neighbouring property	
	b. a neighbour's land or property to judge the appeal proposal?	☒ YES ☐ NO
	<i>If YES, please identify the property and for what purpose</i>	
	To see the impact of the proposal on the neighbouring property.	

- 4 Are you aware of any specific health and safety issues, from you Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?

☐ YES ☒ NO

Please describe:

- 5 Is the site within a Conservation area?

☐ YES ☒ NO

If Yes, please ensure a plan of the Conservation Area is sent with your case file.

- 6 Would the proposed development affect the setting of a listed building?

☐ YES ☒ NO

If Yes, please ensure a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest is sent with your case file.

- 7 Did you give publicity, as required, for the site being within a conservation area or affecting a listed building?

☐ YES ☒ NO

If Yes, please send a copy of the site notice and / or local advertisement published under Article 13 of the DMPO 2010.

- 8 Is any part of the site subject to a Tree Preservation Order?

☐ YES ☒ NO

If Yes, please ensure a plan showing the extent of the Order and any relevant details is sent with your case file.

- 9 a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

☐ YES ☒ NO

If Yes, please give our Reference numbers and if necessary send details with your case file

- b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

☐ YES ☒ NO

If Yes, please give our Reference numbers and if necessary send details with your case file

Environmental Impact Assessment Schedule 2

- 10 a. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999?

☐ YES ☒ NO

(ii) Under which description of development in Column 1? (ie Nos 1-13)

(iii) Is the applicable threshold/criteria in column 2 exceeded/met?

☐ YES ☒ NO

- b. Is the development within or partly within a 'sensitive area' as defined by regulation 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999?

☐ YES ☒ NO

If Yes, please provide details with your case file.

Screening

- c. (i) Have you issued a screening opinion (SO)?

☐ YES ☒ NO

If Yes, please send a copy of the SO that was placed on the planning register, and any other related correspondence with your case file.

- (ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?

☐ YES ☐ NO

If you decided that the proposed development is not EIA development as defined by the EIA Regulations, please send brief reasons for your opinion with your case file.

Environmental Statement (ES)

- d. Has the appellant supplied an environmental statement?

☐ YES ☒ NO

If Yes, please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and Circular 2/99.

Publicity

- e. If applicable, please send a copy of the site notice and local advertisement published under Article 13 of the DMPO 2010, as required for EIA development with your case file.

☐ Applies ☒ N/A

- 11 Please review conditions a) and b) below and advise whether they are necessary and provide a list of any other conditions you regard as necessary and which meet the requirements of circular 11/95.

- a. the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

☒ YES ☐ NO

- b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

☒ YES ☐ NO

- c. Any other conditions you regard as necessary.

☒ YES ☐ NO

If yes, please provide reasons why you regard the condition necessary.

To be emailed with appeal documents

12	LPA Complete Case File	Applies	No of Docs
	Please note the complete case file you send should include everything you considered when making the decision at application stage and all the documents requested in this questionnaire. Please tick those that apply.		
	a (i) All the plans submitted with the application.	☒	
	a (ii) A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided.	☒	
	b (i) A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent.	☒	
	b (ii) All representations received from interested parties about the application.	☒	
	c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent.	☒	
	d. Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.	☒	
	e. Design and Access Statement (if submitted).	☐	
	f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status).	☒	
	g. Extracts from relevant policies which have been saved by way of a direction (attach a copy of the direction and the accompanying letter from the GO).	☐	
	h. Extracts from any supplementary planning guidance that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.	☐	
	i. Relevant planning history, including a list of relevant documents taken into account when considering the application.	☐	
	j. Attachments as required at Q5 – 10.	☐	

13 a) How do you wish to submit the documents associated with this case file?

Give the website address of your case file ☐ and / or Upload individual documents ☐ Document provided

Website address:

b) Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm they will follow under separate e-mail.

☐ N/A ☐ No of Docs

To be sent via email

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

Completed by:

Name

Karen Wooden

Phone

02392 446529

Email

planning.development@havant.gov.uk

On behalf of

Havant Borough Council

Appeal Ref:	APP/X1735/D/14/2219160		
Appeal by:	Mr I Miah		
Site Address:	1a Milton Road WATERLOOVILLE Hampshire PO7 6AB		
The following documents should be sent to us within 5 working days of the 'starting date'			
Description			No. Sent
Completed By	Karen Wooden	Date	6 June 2014
LPA	Havant Borough Council		
PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.			

APP/13/01214

1A Milton Road, Waterlooville, PO7 6AB

NEIGHBOURS/REPRESENTTEES

1	The Occupier / Owner 74A Hambledon Road Waterlooville Hants PO7 6UP	Type
2	The Occupier / Owner 70 Hambledon Road Waterlooville PO7 6UP	Type
3	Mr & Mrs Burroughs 6 Milton Road Waterlooville PO7 6AA	Type
4	Mr & Mrs T Gallaway 2 Milton Road Waterlooville PO7 6AA	Type
5	Mr & Mrs K McCormack 1 Milton Road Waterlooville PO7 6AB	Type
6	Ms M Card 72 Hambledon Road Waterlooville PO7 6UP	Type
7	Mr & Mrs M Nandhra 4 Milton Road Waterlooville PO7 6AA	Type
8	The Occupier / Owner 74 Hambledon Road Waterlooville PO7 6UP	Type
9	The Occupier / Owner 12 Erica Close Waterlooville Hants PO8 9BB	Type
10	The Occupier / Owner 3 Treeside Way Waterlooville Hants PO7 7JU	Type

APP/13/01214

1A Milton Road, Waterlooville, PO7 6AB

CONSULTEES

Site Address: 1A Milton Road, Waterlooville, PO7 6AB
Proposal: Creation of additional accommodation by first floor and two storey rear extensions; alterations to roof including raised eaves levels to front and sides. Addition of front porch. (Resubmission of APP/12/00866).
Application No: APP/13/01214 Expiry Date: 28/01/2014
Applicant: Mr Miah Team: Team 2
Agent: Case Officer: Jenna Shore
Ward: Waterloo DMC Lead Member

Reason for Committee Consideration: At the request of the Ward Member for the following reason:

The new application changes little from the plans previously refused at appeal, with the exception that more garden space is created by an intention to demolish the garage. The impact on 1 Milton Road will not be lessened and therefore the grounds for refusal as spelt out by the Inspector remain.

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached chalet-style two storey dwelling with rooms at first floor level built into the existing roof. The dwelling has previously been extended at single storey height across the full width of the rear elevation. To the north west is a driveway leading to a double garage and to the front of the site there is driveway parking space.
- 1.2 To the south east are the rear gardens of two dwellings, the most southerly (70 Hambledon Road) being a detached two storey dwelling with hipped roof, the other (72 Hambledon Road) being a modest sized bungalow. A fence of approximately 1.8 metres in height, trellis and hedging form the shared boundary with these properties.
- 1.3 To the rear is the end section of the rear garden of 74 Hambledon Road, where a thin hedge forms the boundary. The application site has a shorter rear garden than its neighbours in Milton Road, consequently the house is comparatively close to its rear boundary
- 1.4 To the north east of the site is 1 Milton Road, a two storey detached dwelling with dormer windows facing the application site. A driveway runs parallel to the driveway of the application site, with a wall of approximately 1.8 metres in height forming the shared boundary. The application site has a shorter rear garden than its neighbours in Milton Road
- 1.5 To the front of the site is a wall of approximately 1 metre in height with a bungalow sited opposite. This part of Milton Road is predominantly characterised by bungalows with skyline visible between buildings and above roof lines.

2 Planning History

- 2.1 APP/12/00020:
Rear extension, first floor extension and canopy to front. Refused under delegated authority. 12/03/2012.

2.2 APP/12/00866:

First floor and two storey rear extensions, alterations to roof including raised eaves levels to front and sides, addition of front porch and provision of parking spaces.

Refused 30/10/2012 under delegated authority for the following reasons:

1) The proposed extension by reason of its height, depth and proximity to the neighbouring dwelling at No.1 Milton Road, which contains important windows to its side elevation, would adversely affect the outlook from, and light available to, the occupier of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

2) The proposed extension by reason of its height, depth and proximity to the neighbouring dwelling at No.1 Milton Road and the boundaries with No's 70-74 Hambledon Road would result in an excessive building bulk detrimental to the outlook and visual amenities of neighbouring occupiers. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

3) The proposed windows on the rear elevation would give rise to direct overlooking of adjacent properties to the detriment of the privacy and amenities of neighbouring dwellings. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

4) The proposed extension, by reason of its height, depth and width would result in a building of significantly greater mass than the predominant form of development in the area. It would retain little space around the building, by comparison with the existing development on the site and other dwellings in the vicinity. The development would therefore appear cramped and out of keeping with the street scene and area and leave little space for planting and the amenities of future occupiers. It is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

2.3 A subsequent appeal against the refusal was dismissed by the Planning Inspectorate. It should be noted that the Council's reasons for refusal were not supported in their entirety. The following comments of the Inspector formed the basis of his reasoning:

The proposed extensions would significantly enlarge the building, with the greatest impact being to the side elevations, and particularly in relation to the next door property at 1 Milton Road, to the north-east, which it faces across a gap between the two dwellings.

Although there would be no increase in the ridge height of the appeal property, the proposed north-east elevation would extend the building back by a third into the back garden at a height of two storeys. The effect would be overbearing on the outlook of the next door occupiers of the next door property at no. 1, where it would directly face their kitchen and dormer bedroom windows due to the height of the extension and its proximity to the next door dwelling. The limited shadow effect and slight loss of light, however, which the next door property would experience, would be at a level that is not unusual in urban areas and would not be unacceptable.

The appeal property is sufficiently distant from any other neighbouring properties (to

the south-west, west and north-west) not to harm the living conditions of these occupiers, in terms of overlooking, loss of outlook, overshadowing or loss of light. Moreover, any visual impact would be mitigated by the existing high hedges and fencing, which enclose the rear garden of the appeal property.

Regarding external amenity space, the existing gardens are small, with part of the back garden taken up by a detached garage. The additional bedrooms (from three to five) would increase the demand for amenity space. The development, however, would reduce the size of the back garden to an unacceptable level, both in terms of the small remaining area for family relaxation and in view of the increased feeling of being hemmed in by the enlarged appeal building, garage and boundary fencing and planting. The front garden would also be lost to car parking.

I conclude that the proposed development would unacceptably harm the living conditions of both the next door residential occupiers of no.1, and future occupiers of the scheme.

Finally, the visual impact of the proposal facing Milton Road, including the fenestration and entrance, would have acceptable proportions and would not harm the character and appearance of the street scene, which is already varied.

3 Proposal

3.1 The current application proposes the construction of first floor and two storey rear extensions, roof alterations including raised eaves levels to the front and sides and the addition of a front canopy. The proposal is similar to that refused APP/12/00866 but with some changes:

i) Front (south east) elevation: Front canopy now extends across the whole elevation in place of central porch.

ii) Side (north east) elevation: the rearward length of the first floor extension has been reduced by approximately 3.5m and its side wall set further back from the neighbouring property (no. 1 Milton Road).

iii) The roof shape has been amended, eliminating a valley design from the north east side elevation and using a simpler hipped design.

iv) Reduction of immediately facing part of proposal to single storey extension;
Change in roof shape;

v) One fewer rear-facing first floor windows. Minor changes to roof lights and one additional rear-facing window.

vi) Site Layout: It is proposed to remove the existing detached garage.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Supplementary Planning Documents forming part of the HBLDF Residential Parking and Cycle Provision 2010

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

None.

6 Community Involvement

- 6.1 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 individual and 1 combined objection have been received from a total of 5 addresses.

Summary:

- 6.2 Extension has not changed from that refused and turned down at appeal.

Two storey extension will dramatically impinge and have seriously negative effect on kitchen and bedroom window of 1 Milton Road.

Impact on privacy and over bearing effect on other properties.

Development will be out of context with bungalows in this part of Milton Road.

Extension will leave very little garden area whilst coming very close to boundaries.

Detrimental effect on value of other property.

No reason for extension to continue accommodating existing occupiers of dwelling.

Concern over potential use of property as restaurant staff-housing or as a commercial venture.

Adjoining property (70 Hambledon Road) is in same ownership and removal of fence would create one plot that could accommodate further buildings.

Dwelling already has capacity to accommodate at least 5 vehicles – why are more required?

Comment:

- 6.3 The proposal has changed from that previously refused in the terms set out above. The current application shows the provision of 5 on site parking spaces on driveway/hardstandings.

The impacts of the proposal on the character and appearance of the application site and locality, and the amenities of neighbouring properties, are discussed below.

Impact on the value of other property and the question of whether the existing dwelling is already of sufficient capacity are not material planning considerations.

Any future use and/or further development of the application site and/or those adjoining would be considered on their own planning merits, and speculative concerns would not be a reason to refuse the current proposal.

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 on application site and locality
- (iii) Impact on neighbouring amenity
- (iv) Parking

- (i) Principle of development

- 7.2 the site lies in the urban area where extensions are acceptable in principle, subject to detailed considerations in each case. In assessing the impact of the current proposal it is important that the Planning Inspectorate's assessment of the previous reasons for refusal are taken into account.

- (ii) Impact on application site and locality

- 7.3 In considering the previous proposal the Inspector agreed with the Council's view that the development would reduce the size of the rear garden of the property to an unacceptable level. This was both in terms of the small remaining area and in view of the feeling of being hemmed in by the enlarged building, garage and boundary fencing and planting.
- 7.4 The increased rear footprint that would arise from the revised proposal would be of approximately 30 square metres in total area. This is now proposed to be off-set by the removal of an existing detached garage, which would open up the rear garden of the property to a reasonable size and more useable shape. The reduction in height of part of the now proposed rear extension would also reduce the sense of enclosure that would have arisen as a result of the previous scheme.
- 7.5 In order to preserve a sufficient degree of external amenity space at the property the

removal of the existing building (and the introduction of future curtilage buildings) would have to be controlled by way of a Unilateral Undertaking and planning conditions. An appropriate wording has been agreed with the Applicant and a completed document is awaited at the time of drafting this report.

- 7.6 The Inspector's view on the visual impact of the previous proposal on the street scene was that it would have acceptable proportions and would not harm the character and appearance of the street scene, which is already varied. The amendments to the proposals are considered to not materially change this.

(iii) Impact on neighbouring amenity

- 7.7 In considering the previous proposal, the Inspector's view was that the application dwelling is sufficiently distant from neighbouring properties in Hambledon Road immediately to the south west as to not harm the living conditions of these occupiers. The amendments to the proposals are considered to not materially alter the potential impact on these properties.
- 7.8 In terms of its impact on the neighbouring property at 1 Milton Road, the Inspector's view on the previous proposal was that the limited shadow effect and slight loss of light the property would experience would be at a level that is not unusual in urban areas and would not be unacceptable. The current proposal has reduced the element of the proposal closest to this property to a single storey height, which would reduce any impact arising from shadowing or loss of light in this direction. It should also be noted that a similar single storey element could, in isolation, be constructed under permitted development rights.
- 7.9 The Inspector was however concerned about the overbearing impact of the previous proposal on the outlook of occupiers of number 1, where a two storey extension would have directly faced the neighbour's kitchen and dormer bedroom windows on the southern side of their house. By comparison, whilst a two storey element remains in the current application and would be visible from these windows, it is now set back approximately 8 metres from the neighbour's side wall, and the intervening part of the extension would be single storey. It is therefore considered that this addresses the inspector's previous concern regarding the overbearing impact here.

(iv) Parking

- 7.10 The proposal would increase the number of bedrooms at the property from three to four. This being the case, the provision of three parking spaces at the dwelling would meet the requirements of Policy DM13 and supporting guidance. The Applicant has indicated an ability to accommodate five on-site parking spaces. A planning condition can ensure that three are retained.

8 Conclusion

- 8.1 The proposed extensions, roof alterations and canopy would be acceptable in principle and would not have a detrimental impact on the amenities of the locality or the occupiers of neighbouring properties. Sufficient provision for parking can be accommodated on the site and, subject to the provision of an acceptable legal undertaking to remove the existing garage and conditions to control future outbuildings and extensions, the proposal would not have a detrimental impact on the proportion of amenity space and character and appearance of the application site. It is therefore recommended that the application be approved.

9 RECOMMENDATION:

That, subject to the receipt of a satisfactory legal undertaking regarding the removal of the existing garage and restrictions on provision of further curtilage buildings, the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01214, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, there shall be no extensions to the dwelling, nor any alterations or additions to its roof (including the addition of additional windows, doors or other openings), nor shall any buildings or enclosures shall be erected within the curtilage without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and to retain adequate amenity space around the buildings and having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the side elevations of the development hereby permitted, without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan

3571/500 Revision J (Site Layout Plan)

3571/200 Revision J (Roof Plan)

3571/4 Revision J (Proposed Ground Floor Plan)

3571/5 Revision J (Proposed First Floor Plan)

3571/6 Revision J (Proposed Elevations)

3571/8 Revision J (Proposed Cross Section)

Reason: - To ensure provision of a satisfactory development.

Informative: s106 Obligation requires demolition of the existing garage.

Appendices:

- A) Location Plan
- B) Block Plan
- C) Elevations



Havant
BOROUGH COUNCIL

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Havant
Hampshire PO9 2AX

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The Occupier / Owner
74A Hambledon Road
Waterlooville
Hants
PO7 6UP

Our Ref: APP/13/01214
Direct Line: (023)9244 6524
Ask For: Miss J Shore
Email: planning.development@havant.gov.uk
06 December 2013

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010

Site Address: 1A Milton Road, Waterlooville, PO7 6AB

Proposed Development: Creation of additional accommodation by first floor and two storey rear extensions; alterations to roof including raised eaves levels to front and sides. Addition of front porch. (Resubmission of APP/12/00866).

We have received an application for the above proposal. Copies of the application form, drawings and relevant supporting information can be viewed on our website www.havant.gov.uk, using 'Search and view planning applications' on the home page. You can also view these online at the Customer Service Centre on the ground floor at the Public Service Plaza. between 9.00am and 5.00pm Monday to Friday

If you are not the owner of the property to which this letter is addressed please advise the owner who may also wish to make comments.

The Council welcomes the views of the public and will take relevant land use and planning considerations into account in reaching a decision on the application. Any comments you wish to make about the application should be made in writing quoting the above reference number alternatively you may e-mail us at representations@havant.gov.uk. Your letter or email should be addressed to the Development Services Manager and will need to be received in these offices no later than 02 January 2014.

If an appeal is submitted under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date by contacting the Customer Services Team either by emailing enquiries@pins.gsi.gov.uk or by writing to, The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

If you wish to know any further information about the progress of the application please contact the case officer: Miss J Shore by telephone prior to 02 January 2014.

Yours faithfully

Mr Chris Murray
Service Manager (Planning Development)

THE PLANNING WEBSITE - Copies of the application forms, drawings and relevant supporting information on all current planning applications can be viewed on our website www.havant.gov.uk, using *Planning Applications Quick Link* on the home page. You can also use the online form to send in your comments.

CUSTOMER SERVICE CENTRE OPENING HOURS - Copies of applications may be viewed at Customer Service Centre on the ground floor at the Public Service Plaza. between 9.00am and 5.00pm Monday to Friday. If you want to speak to the case officer dealing with a specific application you will need to make an appointment. Requests for the application to be determined by the Development Management Committee must be made through your local Ward Councillor.

What are relevant Considerations? In considering an application the following planning considerations can be taken into account by the Council:

- Development Plan Policy
- Government Guidance
- Highway safety and traffic
- Design, appearance and layout
- Effect on daylight, privacy and outlook
- Conservation of buildings, trees and hedgerows
- Loss of open spaces, countryside and other natural habitats
- Noise, smells and fumes

The following are not relevant planning matters and cannot be taken into account:

- Loss of private views
- Matters covered by other regulations/laws
- The fact that development may have started
- Business competition

Your Comments - Under the provisions of the Local Government (Access to Information) Act 1985, any written comments that you submit (together with any personal information such as address, phone number and e-mail address) will be made available for both inspection and copying. They will also be copied to the Planning Inspectorate in the event of an appeal. If you wish to withdraw any comments you made so that they are not taken into account please inform the Planning Inspectorate within 4 weeks of the appeal start date by emailing enquiries@pins.gsi.gov.uk or writing to Customer services at The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

From 1st April 2012 we will publish all comments received on our website. We will take all reasonable steps to remove personal (but not business) information such as telephone numbers, email addresses and signatures, before publication. We acknowledge that information security is a key concern and that in responding you signify your consent to having your comments published on our website subject to the removal of personal data. At all times we will process your data fairly and lawfully and for the purpose for which it is obtained, in compliance with the Data Protection Act 1998 and its principles. **You should therefore only include information that you are happy to be seen by the public and available over the internet.**

The Council cannot take a decision on an application before the consultation period has expired. However, comments received after the end of the consultation period will still be taken into consideration provided that no decision has been made. If you would like any previous correspondence from yourself relating to a similar application in the past to be taken into account we will do so if you request this in writing.

How will the application be decided? The Development Management Committee has authorised the Executive Head of Planning and Built Environment and other authorised officers to decide the majority of applications submitted to the Council. However, some applications are referred to the Council's Development Management Committee for a decision. It meets on a Thursday evening at 5.00pm (normally on a three weekly cycle).

Deputation Scheme - The Council operates a deputation scheme which enables individuals, including applicants, to speak at the meeting of the Development Management Committee when the decision is to be taken on an application. If you are advised that the application is to be considered by the Development Management Committee and you wish to make a deputation, please write to the Committee Administrator no later than 5pm on the last Tuesday before the meeting.

Other Information: Further information on the planning process and how it works can be found online at www.planningportal.gov.uk/planning

APP/13/01214

1A Milton Road, Waterlooville, PO7 6AB

NEIGHBOURS/REPRESENTTEES

1	The Occupier / Owner 74A Hambledon Road Waterlooville Hants PO7 6UP	Type
2	The Occupier / Owner 70 Hambledon Road Waterlooville PO7 6UP	Type
3	Mr & Mrs Burroughs 6 Milton Road Waterlooville PO7 6AA	Type
4	Mr & Mrs T Gallaway 2 Milton Road Waterlooville PO7 6AA	Type
5	Mr & Mrs K McCormack 1 Milton Road Waterlooville PO7 6AB	Type
6	Ms M Card 72 Hambledon Road Waterlooville PO7 6UP	Type
7	Mr & Mrs M Nandhra 4 Milton Road Waterlooville PO7 6AA	Type
8	The Occupier / Owner 74 Hambledon Road Waterlooville PO7 6UP	Type
9	The Occupier / Owner 12 Erica Close Waterlooville Hants PO8 9BB	Type
10	The Occupier / Owner 3 Treeside Way Waterlooville Hants PO7 7JU	Type

APP/13/01214

1A Milton Road, Waterlooville, PO7 6AB

CONSULTEES

NONE

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	I	Surname:	Miah	
Company name						
Street address:	70 Hambledon Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:	07539 229798	
Town/City	Waterlooville			Fax number:		
County:	Hants			Email address:		
Country:						
Postcode:	PO7 6UP			iqbal246@hotmail.co.uk		
Are you an agent acting on behalf of the applicant?				☐ Yes ☒ No		

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Rear And First Floor Extensions And Alterations To Provide Additional Living Accommodation. (Resubmission of APP/12/00866)

Has the work already been started
without planning permission?

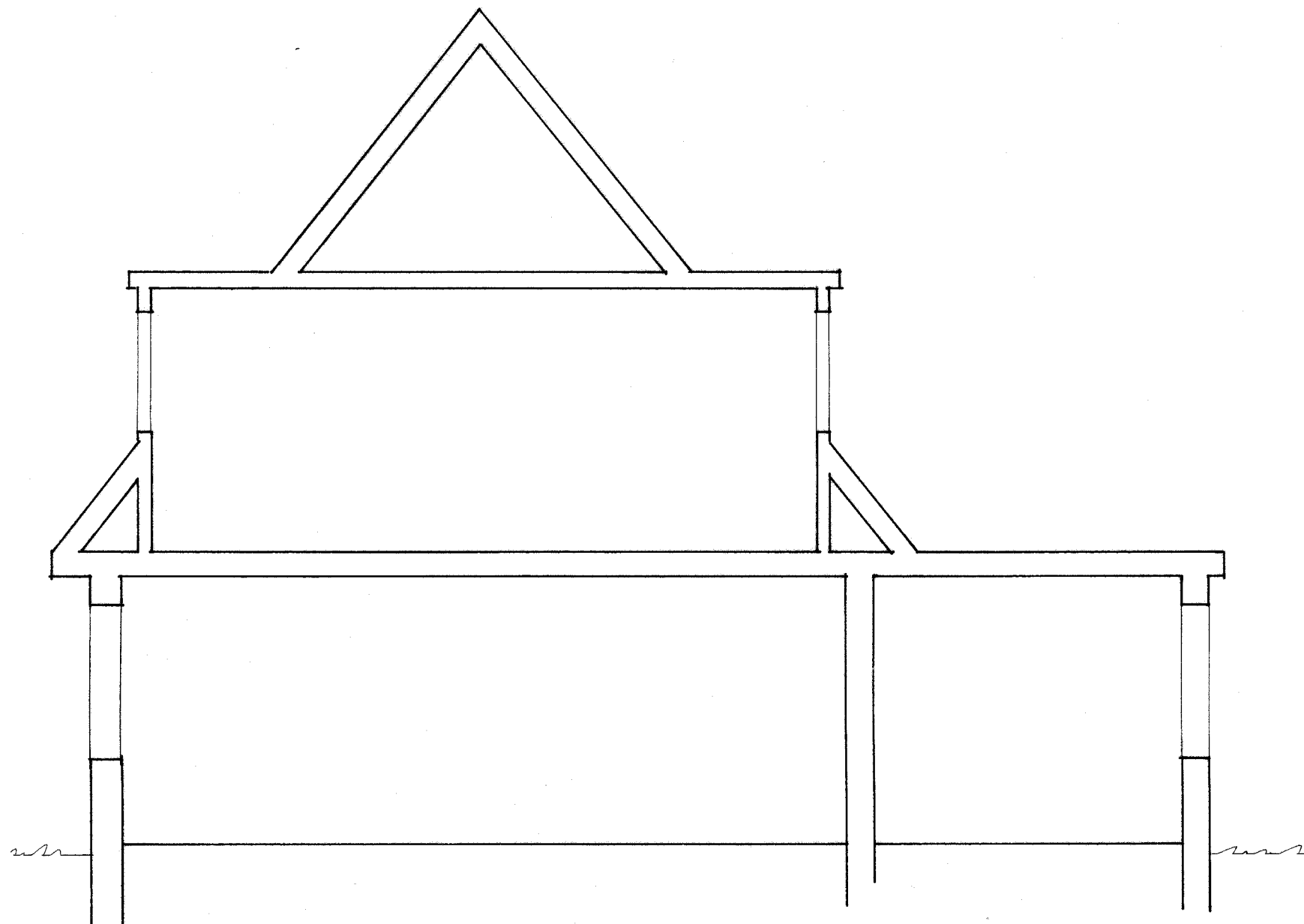
☐ Yes ☒ No

4. Site Address Details

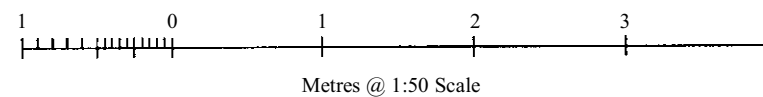
Full postal address of the site (including full postcode where available)

House:	1	Suffix:	A
House name:			
Street address:	MILTON ROAD		
Town/City:	WATERLOOVILLE		
County:	HAMPSHIRE		
Postcode:	PO7 6AB		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	467737		
Northing:	110115		

Description:



Existing Cross-Section



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e-mail: plans@dunks.freemove.co.uk

Proposed Extensions To:

1a Milton Road
Waterlooville

For Mr I Miah

Scale - 1:50 at Size A3

Date - December 2011

Drawing No. 3571/7

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

11. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

Brown Timber / UPVC

Description of *proposed* materials and finishes:

Brown Timber / UPVC To Match Existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

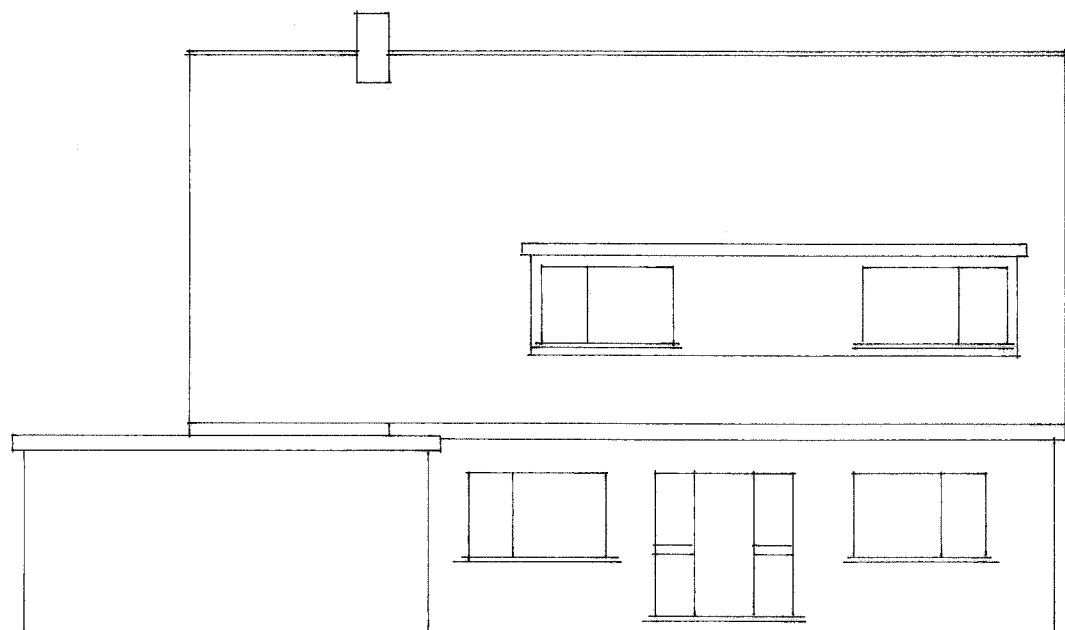
Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

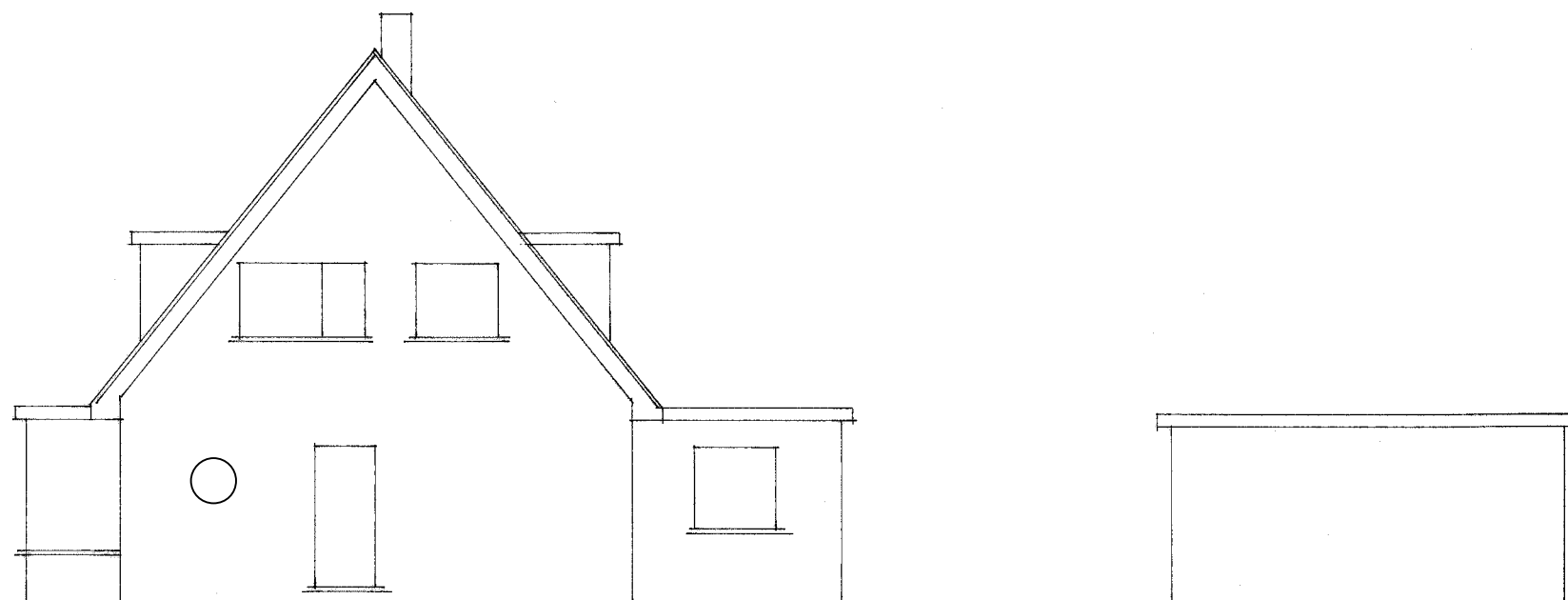
13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

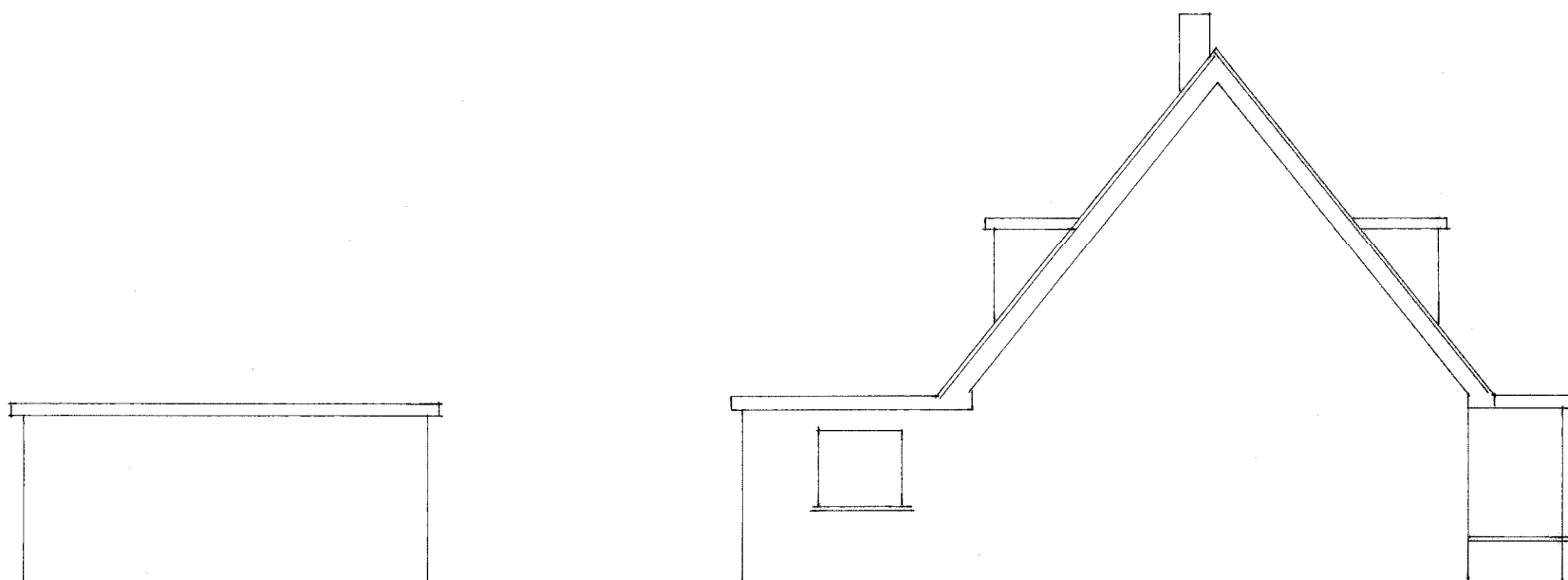
☒ Date



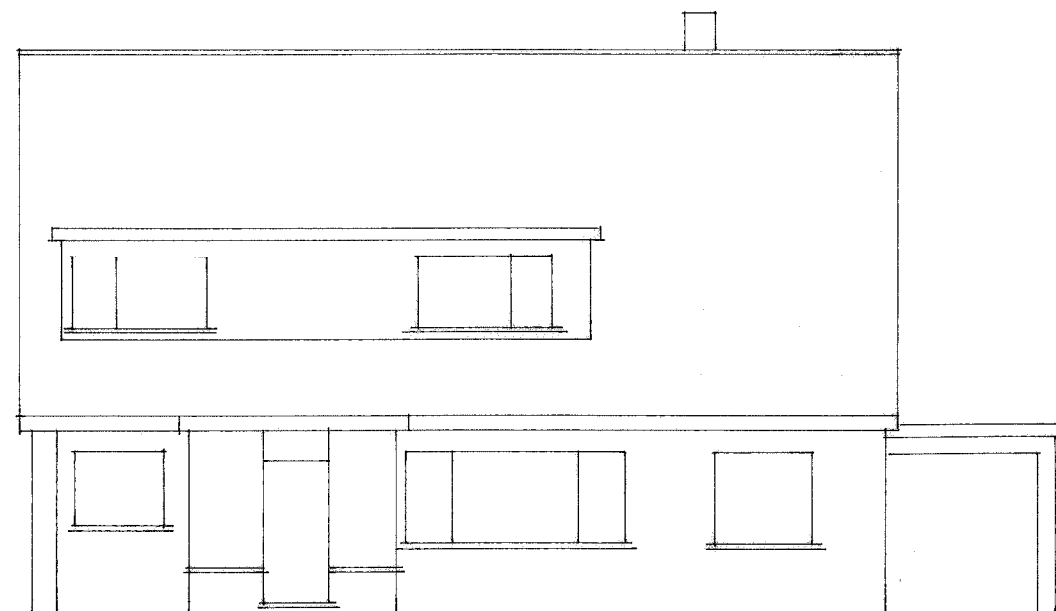
Existing NW/Rear Elevation



Existing NE/Side Elevation



Existing SW/Side Elevation



Existing SE/Front Elevation

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1 0 1 2 3 4
Metres @ 1:100 Scale

Proposed Extensions To:

1a Milton Road
Waterlooville

For Mr I Miah

Scale - 1:100 at Size A3

Date - December 2011

Drawing No. 3571/3

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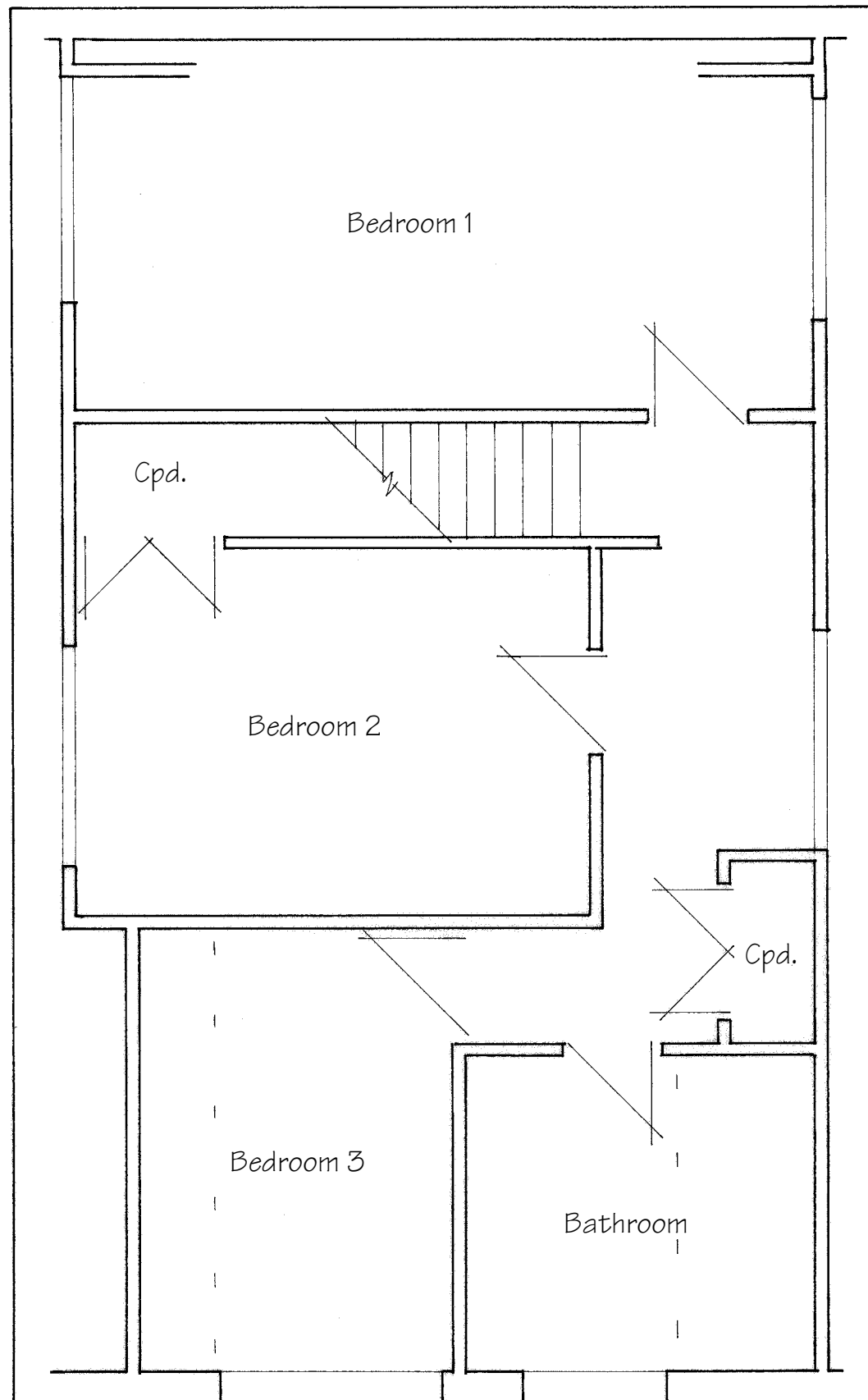
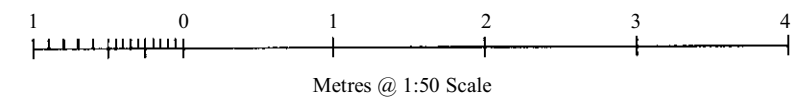
Waterlooville, Hants, PO7 7TH

Tel: (023) 9225 3034

e-mail: plans@dunks.freemove.co.uk

Proposed Extensions To:
1a Milton Road
Waterlooville
For Mr I Miah
Scale - 1:50 at Size A3
Date - December 2011

Drawing No. 3571/2



Existing First Floor Plan

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e-mail: plans@dunks.freemove.co.uk

Proposed Extensions To:

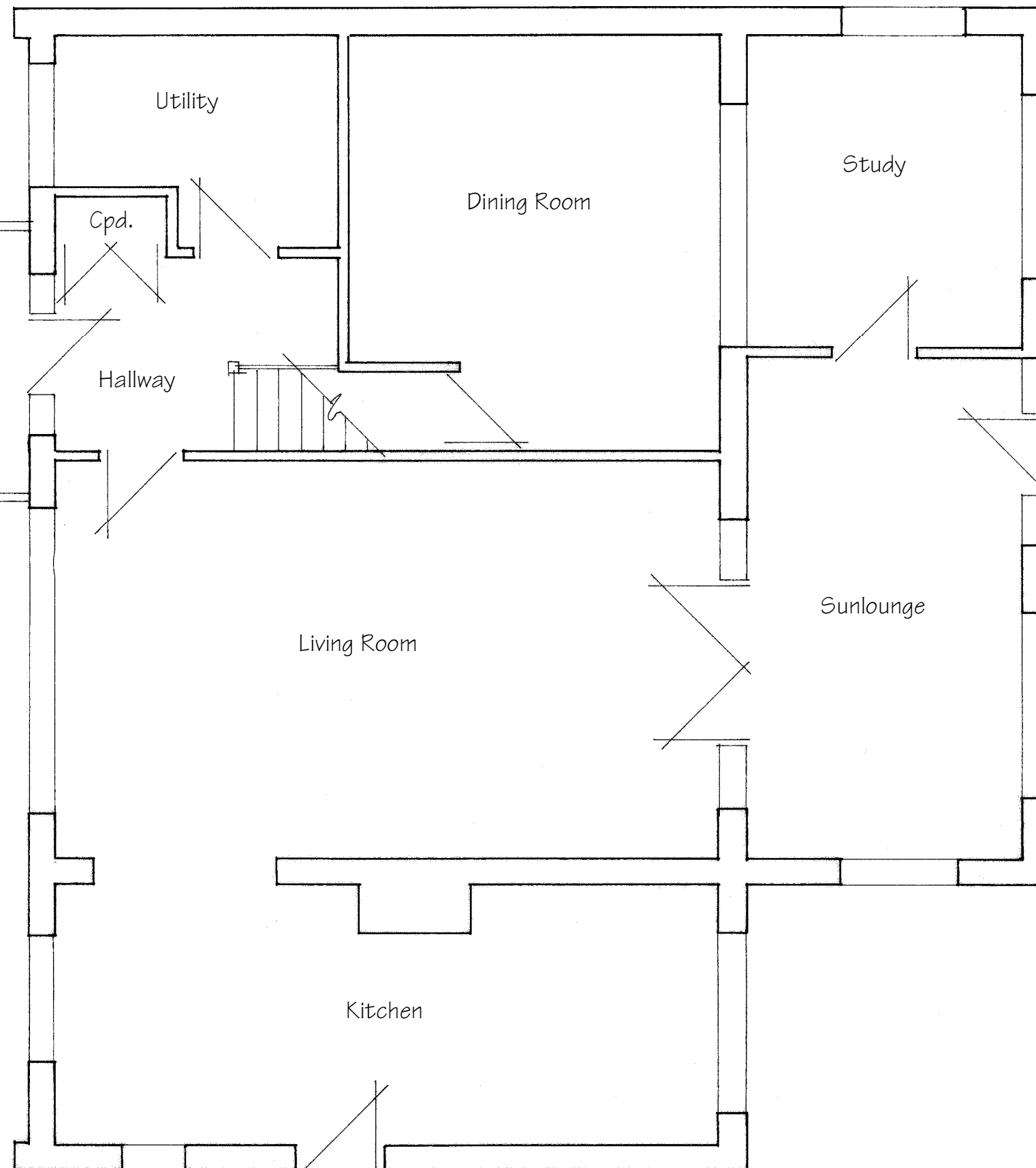
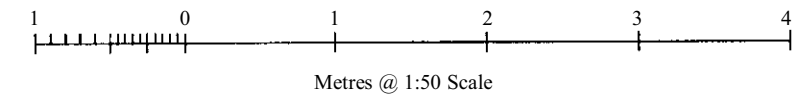
1a Milton Road
Waterlooville

For Mr I Miah

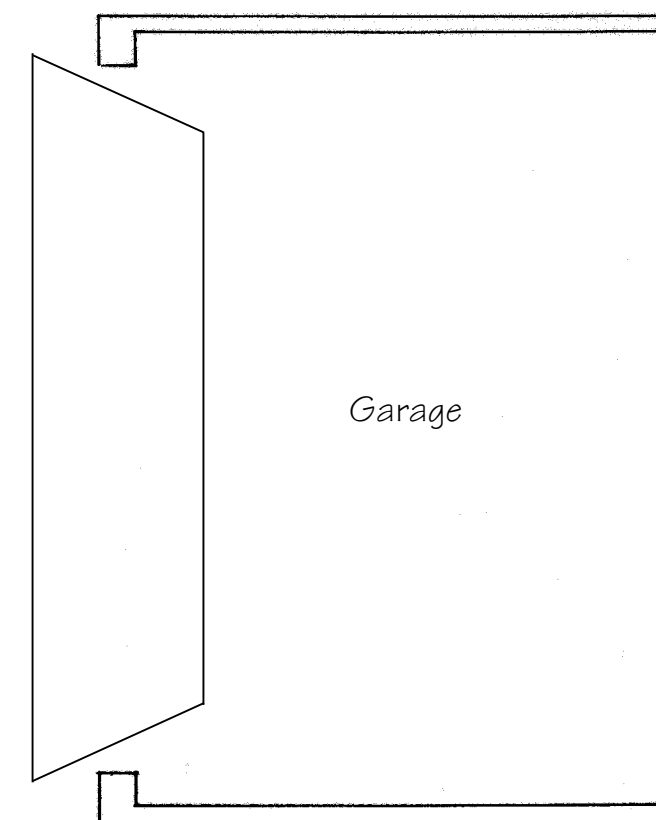
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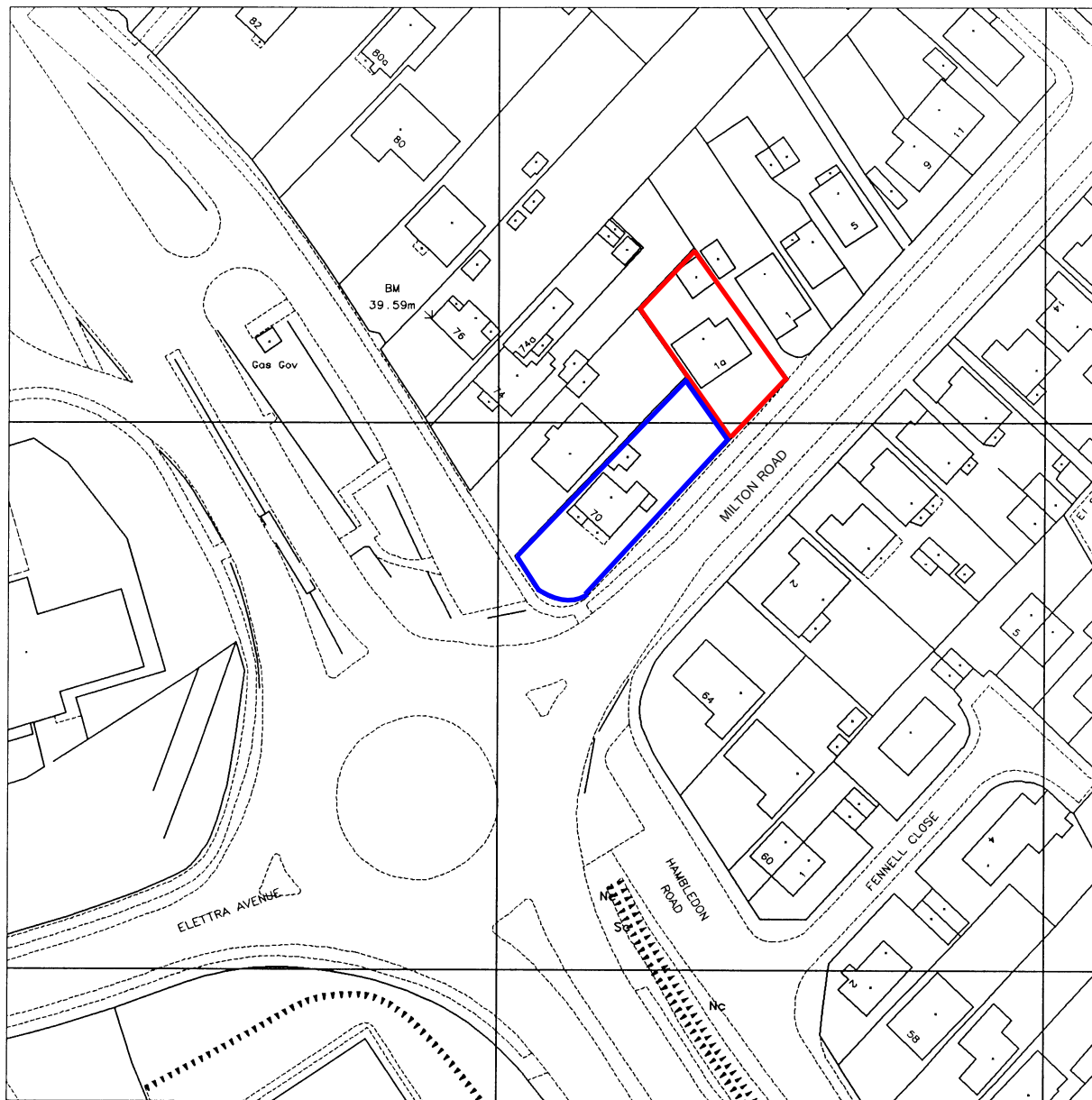
Date - December 2011

Drawing No. 3571/1



Existing Ground Floor Plan

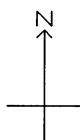
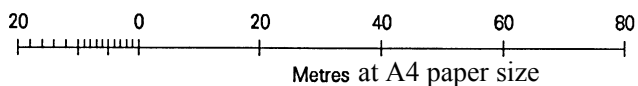




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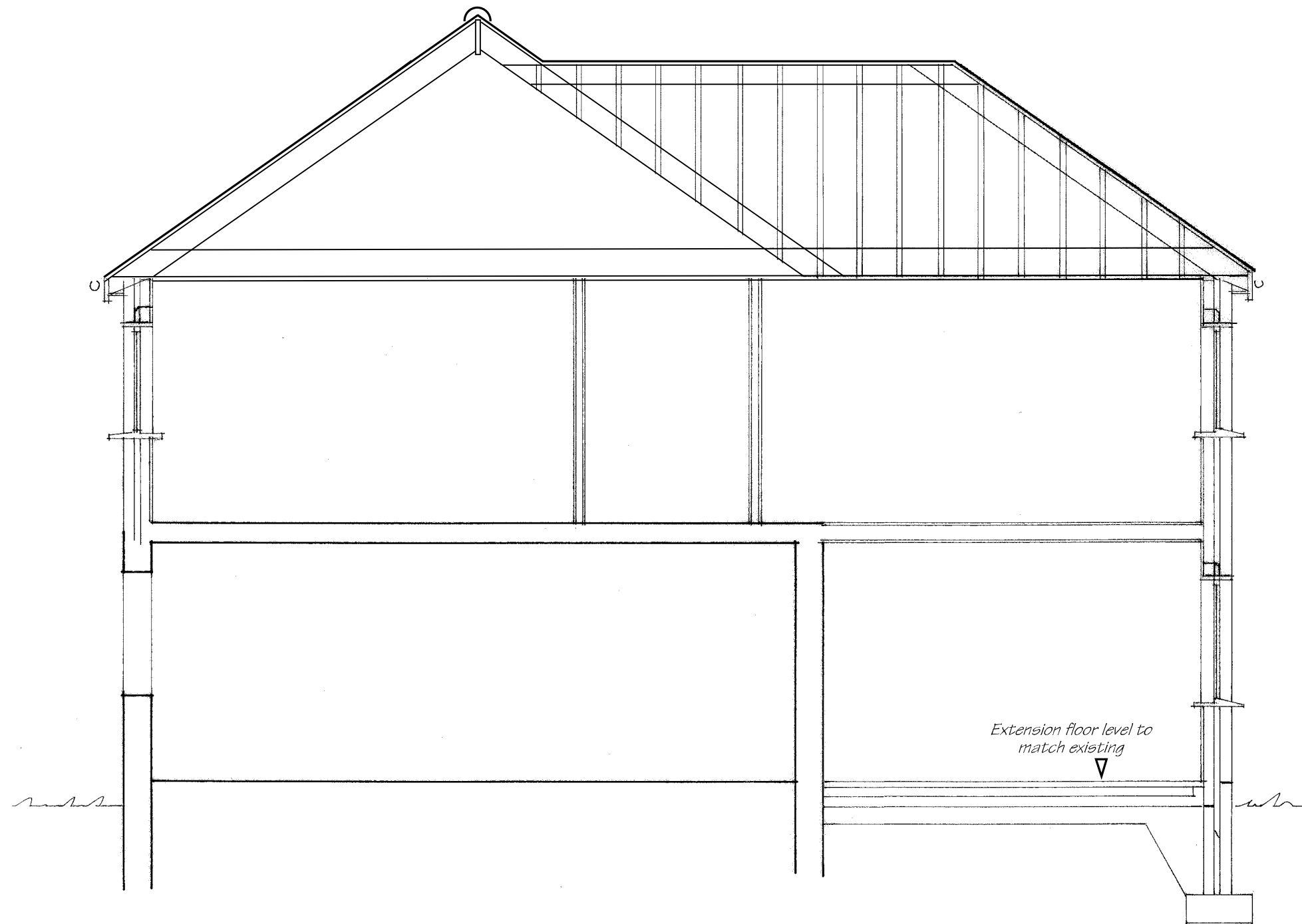
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Centre Coordinates: 467710 110076

National Grid sheet reference at centre of this Siteplan: SU6710SE

Supplied by: Blackwells
Serial Number: 02694100



Proposed Cross-Section

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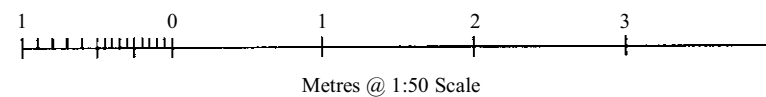


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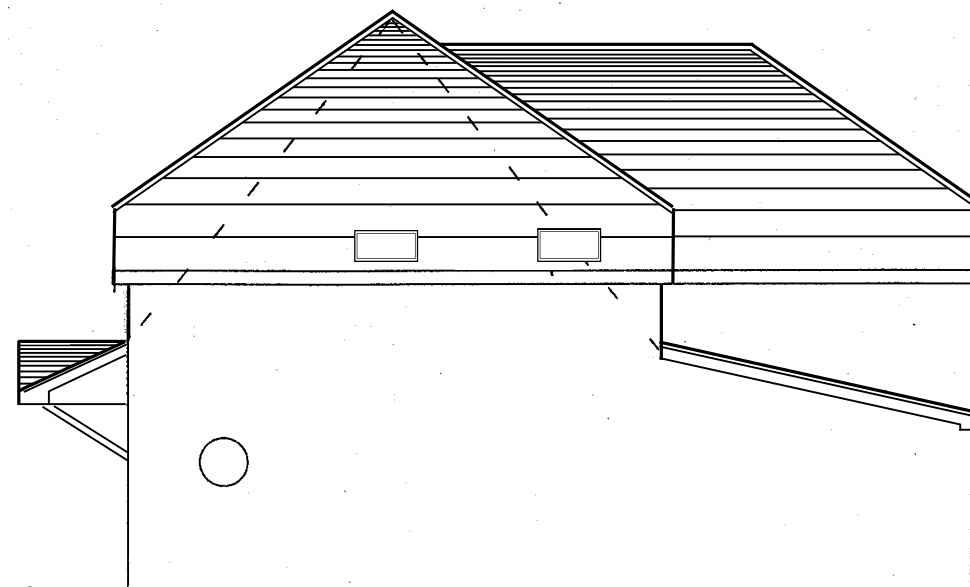


Proposed Extensions To:
1a Milton Road
Waterlooville
For Mr I Miah
Scale - 1:50 at Size A3
Date - December 2011

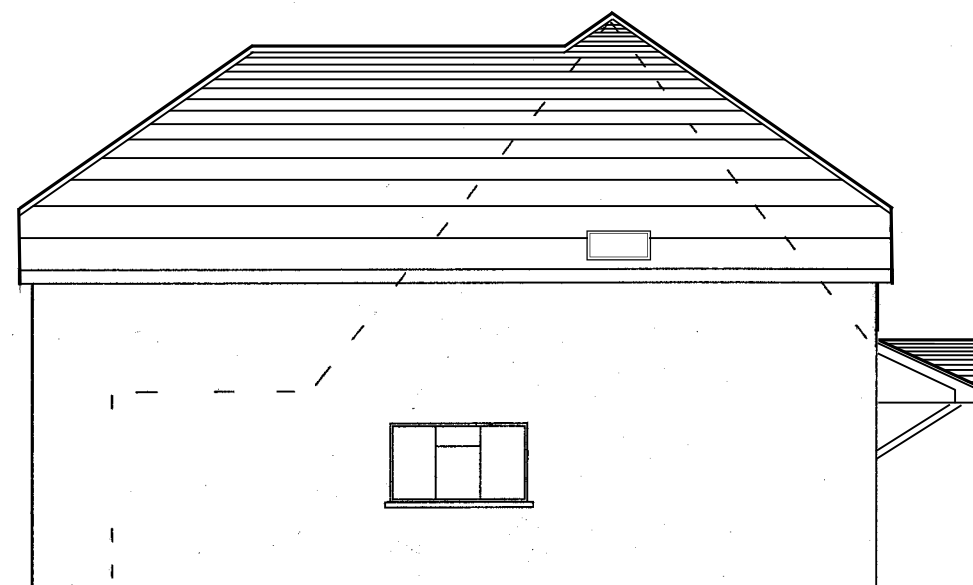
Drawing No. 3571/8 - Rev J



Proposed NW/Rear Elevation



Proposed NE/Side Elevation



Proposed SW/Side Elevation



Proposed SE/Front Elevation

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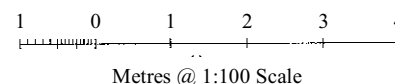
Chartered Surveyor and Building Engineer

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Tel: (023) 9225 3034

e-mail: plans@dunks.freemove.co.uk



Proposed Extensions To:

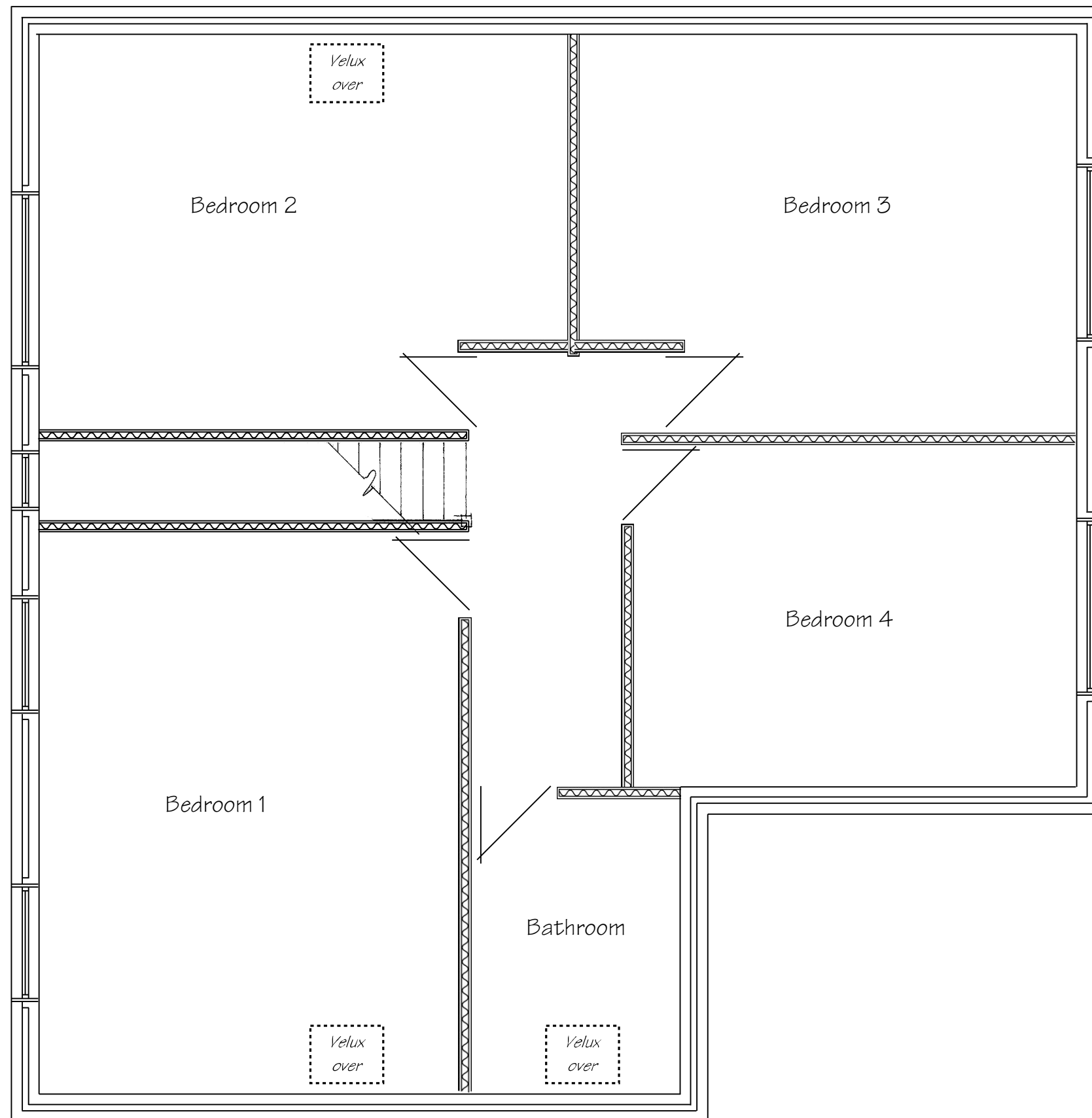
1a Milton Road
Waterlooville

For Mr I Miah

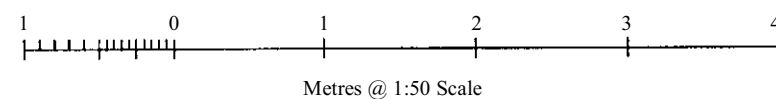
Scale - 1:50 at Size A3

Date - December 2011

Drawing No. 3571/6 - Rev J



Proposed First Floor Plan



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Proposed Extensions To:

1a Milton Road
Waterlooville

For Mr I Miah

Scale - 1:50 at Size A3

Date - December 2011

Drawing No. 3571/5 - Rev J

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Waterlooville, Hants, PO7 7TH

Tel: (023) 9225 3034

e-mail: plans@dunks.freemove.co.uk

Proposed Extensions To:

1a Milton Road

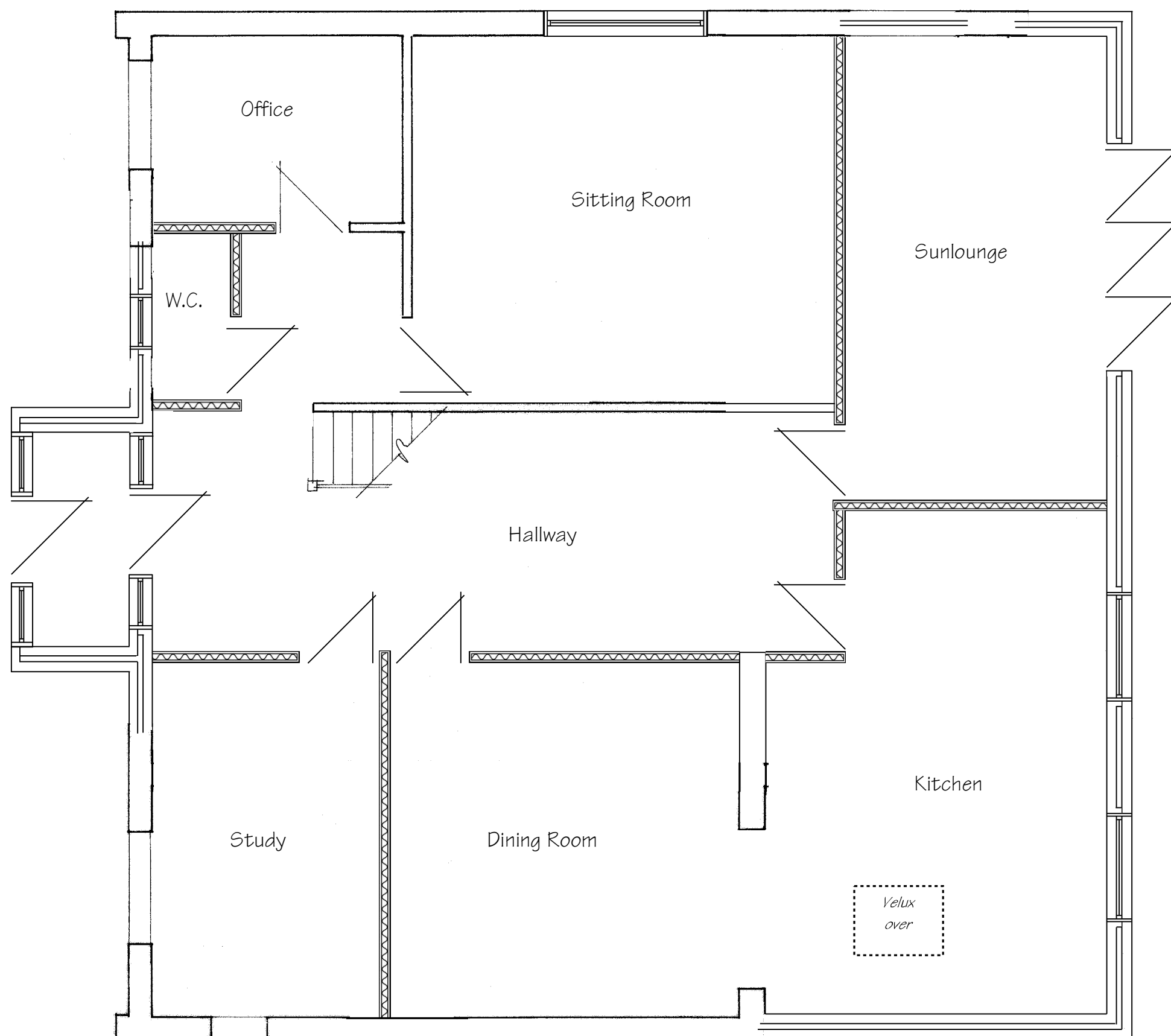
Waterlooville

For Mr I Miah

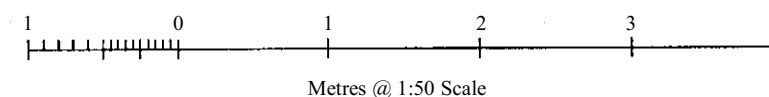
Scale - 1:50 at Size A3

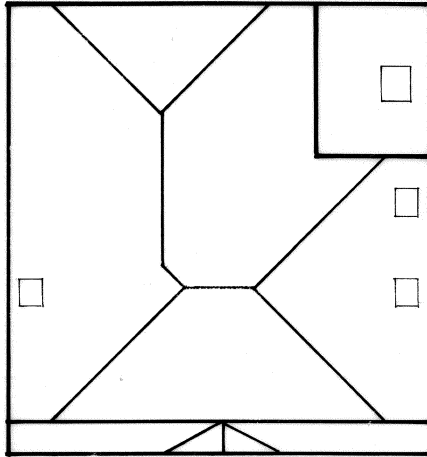
Date - December 2011

Drawing No. 3571/4 - Rev J



Proposed Ground Floor Plan



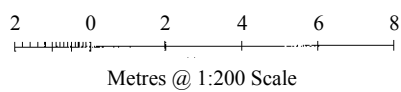


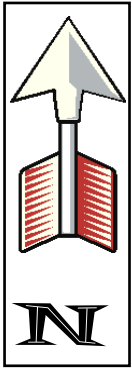
Roof Plan

1a Milton Road, Waterloooville

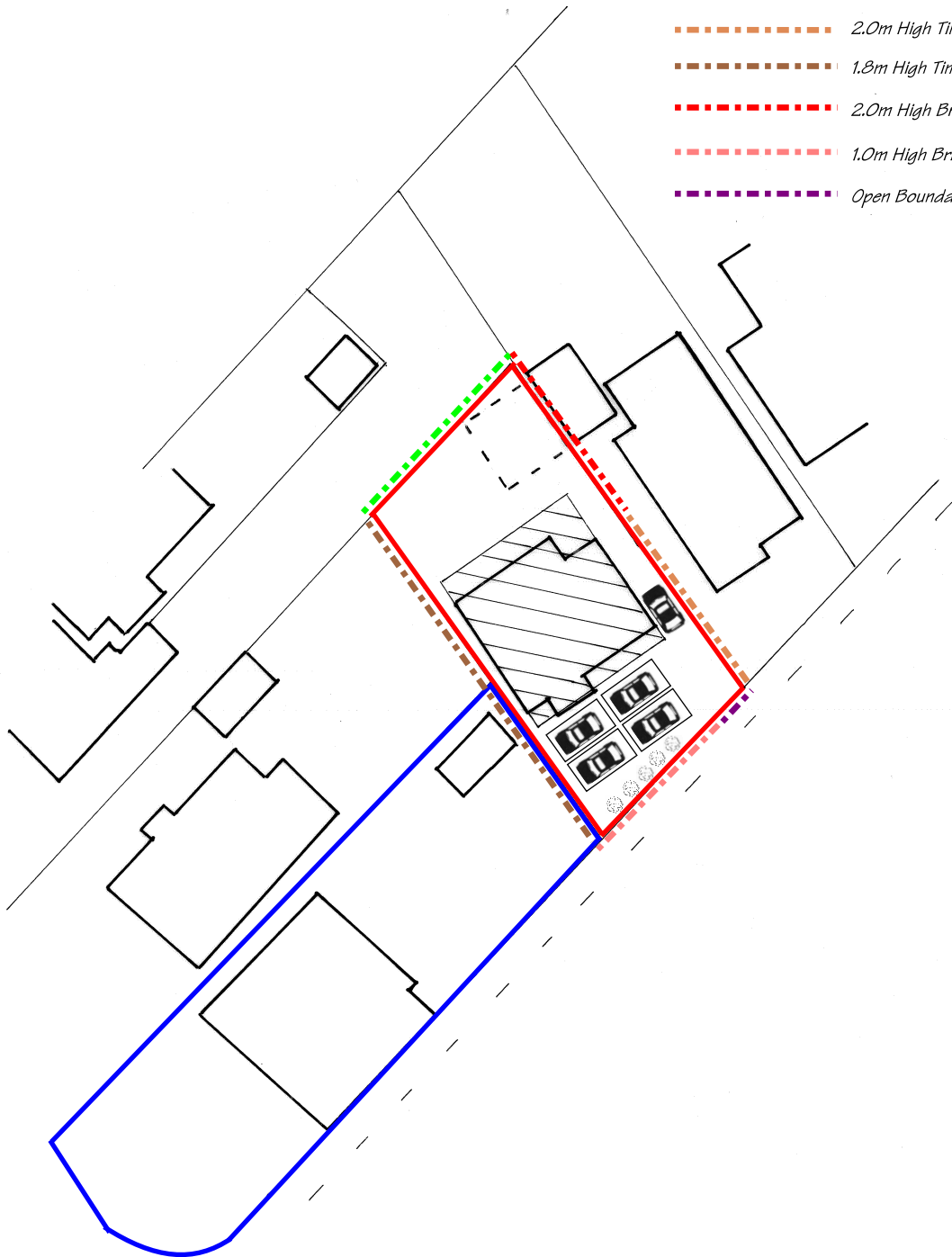
Scale - 1:200 @ A4 Page Size

Drawing No. 3571/200 - Rev J





- 2.5 High Hedging / Bushes
- 2.0m High Timber Fencing
- 1.8m High Timber Fencing
- 2.0m High Brick Walling
- 1.0m High Brick Walling & Hedging
- Open Boundary

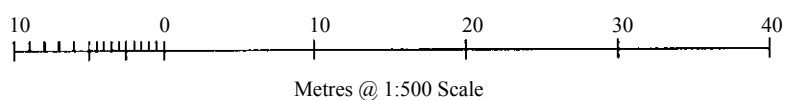


Site Layout Plan

1a Milton Road, Waterloooville

Scale - 1:500 @ A4 Page Size

Drawing No. 3571/500 - Rev J



Design

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.



FW: Planning application
heather burroughs [REDACTED]

11/12/2013 21:47

F [REDACTED]
T [REDACTED]
Subject: Planning application
Date: Wed, 11 Dec 2013 21:47:05 +0000

6 Milton Road
Waterlooville
Hants
PO7 6AA

ref planning application APP/13/01214
1a Milton Rd Waterlooville

Dear Miss Shore

We have received notification regarding the planning permission as detailed above. This application is the same as that requested previously and has no alterations.

As before this application gravely concerns me, as it will be out of context with the bungalow developement that is in this area of Milton Rd.

It is my belief that the current large property is being developed so that it can be used for multi occupancy by the owners work force. The application for additional parking is also a concern that reiterates the fact that it is not going to be a normal residential dwelling as the current property already has the capability to hold at least 5 vehicles. Why would more be required? There is a bus stop outside this property and it would surely be a great hazard if even more vehicles will be entering and exiting.

[REDACTED]

Other bungalows in this area may have been changed to chalet bungalows with extensions in the loft, but none that remove the privacy for other properties. If this developement takes place the upper elevation will remove any privacy that we have as it will look directly into the front of ours and our neighbours bungalows.

Regards
Mr & Mrs Burroughs





MS MERLE CARID
72 HAMBLETON RD
WATERLOOVILLE

HANTS

PO7 6UP

30-12-2013 ^{mp}

Phone

MOBILE

Dear Sir / MADAM,

I am writing to object to the planning application put in by the owner of "1A MILTON RD WATERLOOVILLE, PO7 6AB."

If the building goes ahead it will take away "ALL MY PRIVACY" as it will run along the bottom of my garden and will overlook my.

- ① GARDEN
- ② PATIO
- ③ CONSERVATORY
- ④ KITCHEN
- ⑤ DINING ROOM
- ⑥ LOUNGE

I will feel like I am on display EVERY day and the sheer IMPACT of A MASSIVE BRICK WALL will totally OVERWHELM me. I have lived in my bungalow for 20 years and been very HAPPY, I do not want to move. I also feel it will devalue my Bungalow. I don't understand why the original house ^{was} built with the windows facing the other way and now ^{are} allowed to have the windows

facing me. I feel very upset over
the thought of it all.

It is mainly Bengalous in my area, always
has been I feel it is not in keeping.

"WITH MY PROPERTY"

Yours Sincerely
MERLE CLARK



[REDACTED]

Sent: 10 December 2013 10:16
To: enquiries@pins.gsi.gov.uk
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: Proposed Development 1A Milton Road, Waterlooville, PO7 6AB YOUR REF: APP/13/01214

Dear Sir/Madam

Upon receipt of your letter dated 6/12/13 I would like to lodge our very strong objections to the planned extension of 1A Milton Road.

My husband and I are extremely surprised that Mr Miah is continuing with his pursuit of this extension and hasn't even changed his rejected plans from the last proposal dated 20/8/12 which were also turned down at appeal.

Our feelings/objections have not changed and any two storey extension will dramatically impinge and have a seriously negative effect on the light available into both our kitchen and daughters bedroom windows. It would also have a detrimental effect on the value of our property. We trust you will also take into account the limited size of the plot and the fact that the proposed extension will leave very little garden whilst coming very close to the borders.

[REDACTED]

I am fully aware that they have recently purchased another property in Hambledon Road and due to the fact that they run two local restaurants I am very concerned that they are planning to use this property to provide staff housing or as a commercial venture!

[REDACTED]

I trust I will receive written receipt of our objection and be kept informed of proceedings accordingly.

Kind regards

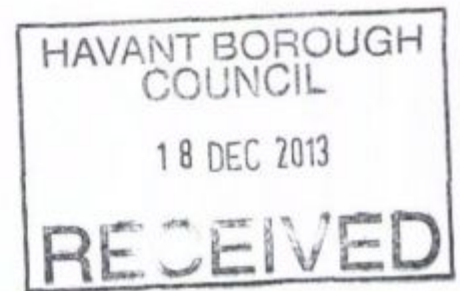
Mrs Sarah McCormack

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If you have received this email in error please notify us immediately on telephone no. +44 (0) 161 707 1516

Havant Borough Council
Civic Centre Road
Havant
Hampshire PO92AX



Dear Sirs,

Re: 1A Milton Road
Proposed Rear and first floor Extensions and canopy to front
Your Ref:APP/13/01214 ,....dated 6th December 2013

We, the undersigned, are rather concerned about the size and future use of this property. The South-west side elevation is separated from 70 Hambledon Road, also owned by Mr. Miah, by a wooden fence, and by its removal, the two properties would be standing on the one plot. This prompts fears of further buildings between them.

About 18 months ago, the owner of 70 Hambledon Road extended the kitchen of the property to the boundary wall, a [REDACTED]

[REDACTED] the smell of the cooking regularly invades our homes, which means that in warmer weather we have to close windows.

Because of the size of the new extension and while it is only surmise, we are concerned about the future use of 1A Milton Road. It seems overly large for a normal domestic residence, and fear it would be more of a dormitory for the extended family and workforce of the owner.

We, the undersigned, have objections to the proposals and we request that these are taken into account

4 Milton Road, PO7 6 [REDACTED]

Mr. M.S. Nandhra

Mrs. P.M. Nandhra

6 Milton Road, Po7 6 [REDACTED]

Mr. Burroughs

Mrs. Burroughs

2 Milton Road, PO7 6 [REDACTED]

Mr. T. Gallaway

Mrs. E.Gallaway

1 Millton Road, PO7 6 [REDACTED]

Mr. K.P. McCormack

Mrs. S.L.McCormack