

DELEGATED OFFICER REPORT

Site Address:	53 Ferndale, Waterlooville, PO7 7PH		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00518	Expiry Date:	11/08/2025
Applicant:	Mr & Mrs Strutt		
Agent:	Miss Travers-Ayre	Case Officer:	Jennie Fox
	Thorns Young		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 53 Ferndale is a detached chalet bungalow, finished in white render over a red brick base with white uPVC fenestration under a gable ended plain tile roof. There is an existing almost full width dormer to the rear roof slope. The property is to the north-west of Ferndale and is set back from the street behind a block paved frontage that provides parking, with some low level planting to the front boundary. At the rear the garden is approximately 20m in length and 13m in width, and has been mostly laid to lawn with a small patio area immediately behind the dwelling. The rear boundary is enclosed by 1.8m high close-boarded fencing, which partially continues around the side boundaries before dropping to 1.5m in height forward of the garage at No.55.
- 1.2 The surrounding area is residential in character with detached one and two storey dwellings in a variety of styles. The properties are situated well back from the road with generous front and rear gardens.

2 Planning History

No relevant history.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The site is remote from the Chichester Harbour National Landscape, with no potential to affect its setting either.

Councillor Gwen Robinson

No comments received.

Councillor Peter Wade

No comments received.

Councillor Ryan Brent

No comments received.

Natural England Government Team

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Biodiversity Net Gain (BNG)

(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 proposals comprise a single storey flat roofed rear extension that would contain additional kitchen space, and a garden room accessed from the existing dining room.
- 7.4 The proposed extension would be 4m in length and 11.4m in width, spanning the rear wall of the host dwelling and projecting to approximately the line of the existing patio. It would have a maximum height of approximately 2.8m, with the eaves set slightly above those of the existing chalet bungalow but below the existing rear dormer such that they would appear as clearly separate elements. The materials proposed would match those of the existing dwelling and it is noted that, were the proposed eaves line not marginally higher than the host dwelling, the proposal would fall under the criteria for Permitted Development. The proposal would not be readily visible from the public realm and is overall considered to be acceptable.
- 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 north-east is No.55 Ferndale, a detached chalet bungalow that differs in design to the host dwelling such that the rear wall would be approximately level with the proposed extension. The two properties are separated by the driveway to No.55 leading to a detached garage, and views over the 1.5m high fencing bordering this are largely to the driveway only, as the garage blocks views towards the private rear garden. No side windows are proposed as part of the extension and a separation distance of at least 3.7m would be maintained between the two properties. Given the modest scale of the proposals and that they would not result in any direct overlooking, the impact to No.55 is deemed to be limited and acceptable.
- 7.7 To the south-west is No.51, a detached chalet bungalow that has previously been extended to the rear with an approximately 4m long conservatory. No.51 is slightly wider in plan than the host dwelling such that the rear wall of the conservatory would project approximately 1.8m behind the rear of the proposed extension. Whilst there is a lesser separation gap between the two properties, the conservatory is slightly inset from the boundary such that a distance of approximately 4m would be maintained between this and the proposal. It is also noted that the proposed extension would be to the north-east of the conservatory and would have little impact on the amount of direct light received. The proposals are therefore considered to have a limited and acceptable impact on No.51.
- 7.8 To the north-west and of the site are Nos.38 and 40 Cavendish Drive. The proposals would be at least 16m from the shared boundary with these properties and over 30m from the properties themselves. As such the impact to Nos.38 and 40 is deemed to be minimal.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to

a loss of light, outlook or privacy 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.

(iv) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00518 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 9142.25.3
Rear Extension 9142.25.1 Rev.A

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.