
Site Address: 30 Longwood Avenue, Waterloooville, PO8 8HZ
Proposal: Proposed single storey extension to link existing garage to main dwelling with new entrance porch extension. Proposed first floor extension over entire ground floor; cladding to elevations.
Application Type: Full Planning Permission
Application No: APP/22/00075 Expiry Date: 16/04/2022
Applicant: Mr R Meredith
Agent: Mr Kenneth Ross Case Officer: Selina Donophy
Ken Ross RIBA & Associates
Ward: Cowplain

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow located on the north side of Longwood Avenue, Waterloooville. This property has a pitched roof with red brick to the elevations. The gable walls face to the front and rear and towards the front and side is a hardstanding with parking space for vehicles. To the side is a detached double garage with a garden to the rear.

2 Planning History

98/54483/004 - Conservatory to rear, PERM,11/05/1998
95/54483/002 - Erect new detached bungalow, PERM,11/05/1995
95/54483/003 - Proposed chalet bungalow., WD,21/06/1995
93/54483/000 - Demolition of existing bungalow & erection of a pair of 2 bed semi-detached bungalows., PERM,18/03/1993

3 Proposal

- 3.1 Proposed single storey extension to link existing garage to main dwelling with new entrance porch extension. Proposed first floor extension over entire ground floor; cladding to elevations.
- 3.2 NB During the course of the application the applicant submitted amended plans following concerns raised by the case officer, setting in the first floor above the garage from the side. However following feedback from the case officer that this alone was not deemed to mitigate against the wider concerns in regards to this proposal, the applicant has decided to pursue the original proposal, and this report therefore addresses the proposals as shown on submitted drawing Meredith/Cowplain/2021/02.

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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL Liable as the proposed extension is more than 100 sqm:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The applicant has submitted a claim for extension relief.

Councillor A Briggs - Cowplain

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Narinder Bains - Cowplain

No comment received

Developer Services, Southern Water

The attached plan shows that the existing development lies over a public surface water sewer.

Approval should be sought from Southern Water where an extension to a building or underpinning work would be over a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building over to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water.

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; *Prior to the*

commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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 Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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

Portsmouth Water Company

Thank you for your correspondence dated the 22nd February 2022 in regards to the Planning Application APP/22/00075. The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality perspective and have the following comments to make :

Portsmouth Water seeks clarification concerning the proposed surface water drainage design before reviewing its position. This is because as per Section 12 of the submitted Application Form, it is proposed surface water will be disposed of via a Soakaway. Specifically, we would seek clarification if this soakaway is pre-existing or if it is to be created as part of this development.

The proposed drainage associated with this application is of interest to Portsmouth Water as the site is located within Source Protection Zone 1 (SPZ1) of the groundwater catchment. Subsequently the creation of a Soakaway has the potential to create a pathway for surface contaminants to reach the chalk principal water supply aquifer beneath the overlying Lambeth Group, which would be a concern to us from a water quality perspective.

Therefore, should the Soakaway not pre-exist this application, Portsmouth Water would require further information to be submitted for further consideration including as minimum the methodology / materials to be used for construction and the depth of the proposed soakaway.

Portsmouth Water will only agree to the use of structures that bypass the soil layers for surface water within SPZ1 if the developer can show that all of the following apply:

- there are no other feasible disposal options such as shallow infiltration systems (for surface water) that can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be

prevented; and

- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

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:

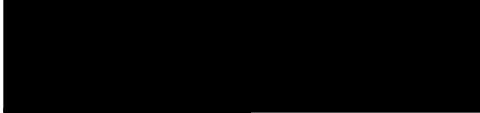
Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
This property is situated within a group of single-storey dwellings, by approving this extension the proposed property will no longer fit with the current character of the area thus having a negative visual impact as it is grossly over proportioned in comparison to all surrounding buildings. In addition to this, the creation of an additional storey will significantly impact the privacy to my property, creating a clear view into the garden and rear of my property from the proposed upstairs windows.	Please see 'Planning Considerations' section of the report.
The proposed extension would not be in keeping with the surrounding properties either side. It would have a damaging effect on the owners of the neighbouring properties due to the light and privacy being taken away from their gardens after them living there for a considerable number of years. It would also have a negative impact on our view of the wildlife and the woods behind and the bats which I believe are protected.	Please see 'Planning Considerations' section of the report.
	Please see 'Planning Considerations' section of the report.

 The proposed development is not in keeping with the surrounding properties either side and will block all the natural views and light to the woods, not to mention the gardens of its fellow neighbours.	
Impact on light ; Impact on outdoor amenity space /patio area and dining room	Please see 'Planning Considerations' section of the report.

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) Parking
- (v) CIL
- (vi) Drainage

(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 This proposal comprises extensions at both single and first floor level to add an additional storey to the entirety of the existing bungalow and garage. This would include building above the existing detached garage, linking the garage to the main dwelling and adding a porch at ground floor level with a ramp with a monopitched roof above and landing floorspace above at first floor level. This section would have a flat roof at two storey level. The resulting dwelling would have a roof hipped in on both sides and full gables to the front and rear where the building line steps forward and would be full two storey height. This would create a 5 bedroom dwelling with the bedrooms sited on the first floor with two windows on the west elevation serving bathrooms and four windows at first floor level on the rear elevation, three of these serving bedrooms and one an en-suite. There would be one window facing east at first floor level serving the landing and one at ground floor level. PVC cladding is proposed at first floor level.

7.4 The existing bungalow has a ridge height of approximately 4.76 metres. The proposed ridge height would be approximately 7.4 metres with an eaves height of approximately 5 metres taking into account some land level changes on site. This would run almost the full width of the plot, with a slightly reduced eaves line on the eastern side. The resultant property would span 13.7 metres at two storey level - by

comparison the existing dwelling is only approximately 7.4 metres in width .

- 7.5 Whilst there would not be significant change in terms of additional footprint on the site, it is considered that the proposed alterations would add notably to the mass and bulk of the host dwelling and would substantially change the character and appearance of the existing, modestly sized bungalow. The additional floorspace created at first floor level would result in a large 5 bedroom property which would appear dominant and overdeveloped within the plot, with the building line encompassing almost the entire width of the plot, adjacent to bungalows either side. The flat roof extension would also be highly visible and is not deemed to be in keeping with other roof styles within the streetscene. The Havant Borough Design Guide states that:

Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building.

- 7.6 In this instance it appears there is little relation between the existing dwelling and that proposed. Furthermore, whilst there are two storey dwellings in the vicinity including on the opposite (southern) side of the road on the eastern approach to Forest Avenue, the side of the road in question is more varied and therefore alterations at two storey height are less prominent within the streetscene. The northern side of the road where no 30 is located includes a cluster of bungalows and chalet bungalows, with No.30 itself lying within an immediate context between two low height bungalows. In this context a full width, two storey dwelling is considered to appear highly prominent and out of keeping. In addition the materials comprising the cladding is considered to draw the eye to the height of the dwelling, exacerbating an overbearing and prominent appearance.
- 7.7 For the reasons outlined above the proposal is considered contrary to the Borough Design Guide in terms of impact on the character of the area and policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 To the east of the application site is no 28 – this property has several windows located on the side elevation facing back towards the application site, some of which comprise lounge windows, and a patio area . The extension above the garage would be located less than 1 metre from the shared boundary and it is considered that the resulting two storey wall would have an oppressive impact on these windows and patio area. With regard to the other windows in the side elevation, it is noted the kitchen/diner towards the rear is dual aspect with a conservatory allowing light in from the rear elevation and the middle window is a bathroom whereby impact would be limited .
- 7.9 To the west of the application site is no 32 Longwood Avenue which is also a bungalow . There is approximately 4 metres separation distance between nos 30 and 32, with the side elevation of no 30 set 1.5 metres in from the shared side boundary. The proposals would result in a two storey elevation within close proximity of the windows on the side elevation of no 32, notably there is a kitchen window on the side elevation set back towards the rear, also served by a set of doors to the rear elevation . Whilst the proposal would just skim the 45 degree line taken from the mid point of the rear kitchen doors it is considered that the proximity and height of the

proposal would result in an overbearing impact to this property.

- 7.10 To the rear is an area of TPO woodland with no 34 Wesermarsch Road located to the north east. The tree cover offers some level of screening and there is not a direct back to back relationship between the rear elevations of these properties. Whilst the proposed rear first floor windows would introduce new views back towards the north it is noted other properties further east have dormers to the rear elevations. There would be approximately 24 metres separation distance between these properties which meets the minimum distance specified in the Havant Borough Design Guide.
- 7.11 For the reasons outlined above the proposal is deemed to result in overbearing impact to the neighbouring properties (Nos 28 and 32 Longwood Avenue), contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iv) Parking

- 7.12 This proposal would result in a 5 bedroom property which requires 3 on site parking spaces as stipulated in the Havant Parking SPD. These spaces could be accounted for on the driveway and it is considered the allocation has therefore been met.

(v) CIL

- 7.13 Noting the floorspace lost with the demolition of the conservatory this proposal would result in 110 m2 additional floorspace and therefore this is CIL liable to a sum of £13,066.57

(vi) Drainage

- 7.14 There are both foul and surface water sewer lines running through and adjacent to the site. Portsmouth Water has requested additional information in regards to the soakaway provided as part of this proposal. In addition Southern Water has requested a pre-commencement condition requiring the applicant to provide protection measures for the surface water sewer. It is considered the above could be dealt with via pre-commencement conditions and therefore would not constitute a reason for refusal in this instance.

8 Conclusion

- 8.1 The proposed size and mass of the proposed first floor extension is considered to be of a design which does not accord with local planning policy in that it would create a dominant, incongruous feature at almost full plot width and would have an adverse impact on the visual amenity of the streetscene. In addition the siting of the proposal between two bungalows is considered to result in overbearing impact to the amenities of these properties, contrary to Policy CS16 of the Havant Borough Local Plan.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/00075 for the following reasons:

- 1 The size and mass of the proposed first floor extension is considered to be of

a design which does not accord with local planning policy in that it would create a dominant feature at almost full plot width and two storey height which is deemed inappropriate within the context of the streetscene comprising modestly sized bungalows on either side. The proposed extensions to the property, made more prominent with the proposed cladding, would have an adverse impact on the visual amenity of the streetscene and be incongruous in their surroundings. The proposal is considered contrary to the principles of good design as set out in the National Planning Policy Framework which states that developments should be sympathetic to local character including the surrounding built environment. It is deemed this proposal is also contrary to Policy CS16 'High Quality Design' of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Design Guide SPD.

- 2 The proposed extensions would be located within close proximity of both neighbouring properties on either side, both of these being bungalows . The proposal would result in a two storey dwelling at almost full plot width which is considered to result in a dominant and overbearing impact to the amenities of these dwellings as well as harm to the outlook from side elevation windows and their rear garden areas. The proposal would, by reason of the increase in building scale and the relationship with nos 28 and 32 Longwood Avenue, be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 as well as the National Planning Policy Framework and Havant Design Guide SPD.