

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Erection of a rear extension to the existing garage and construction of a dormer on the rear facing roof slope of the existing dwelling with internal alterations.
LOCATION:	3 Dudleston Heath Drive, Waterloooville, PO8 8AR
REFERENCE NO:	APP/25/00698
APPLICANT:	RHYS WHEELER
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	03/11/2025
APPLICATION EXPIRY DATE:	08/12/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application property is a semi-detached, mid C20 bungalow located in the Cowplain Ward. Properties on the southern side of Dudleston Heath Drive form a run of semi-detached bungalows all built in matching size and design. Various bungalows have been extended or altered in the intervening years, however, much of their original matching character remains.
- 1.2 The property is built in red brick with areas of tile hanging. Its roof is in a concrete tile.
- 1.3 The property benefits from a front garden, with driveway to the side of the dwelling. The driveway leads to a detached single garage within the rear garden. The dwelling has previously been extended with a single storey rear flat roofed extension of modest proportions.
- 1.4 The surrounding area is primarily residential in nature with sports pitches/courts to the west and Waterloooville Golf Course to the east.
- 1.5 The property is not listed and is not within a Conservation Area. There are no TPO protected trees on or adjacent to the site.

2. Planning History

No relevant planning history

3. Proposal

- 3.1 The proposal seeks to provide a flat roofed rear dormer with volume of approximately 20m³. The dormer would measure 3.627m wide x 2.723m high. This would facilitate the formation of a bedroom and bathroom within the roof space.
- 3.2 The existing garage would be extended with a single storey flat roofed rear extension. The extension would project 3m to the rear and match the width of the existing garage.

The garage would also be converted to a home office with WC and sitting area. Alterations to the garage include the removal and infilling of its garage door within brickwork, the formation of a new door and replacement of an existing window.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Southern Water

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker. Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.

Build over – close

The attached plan shows that the proposed development is being built over a public sewer or within 3m of 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 the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.

The works will be subject to approval under the 'Declaration of Works' self-certification process.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>.

Condition

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.

Officer Note: No works of excavation appear to be being proposed within 3m of the sewer, which lies to the front of the garage as opposed to the rear, where the extension is proposed. Such matters are therefore to be dealt with by the applicant outside of the planning process.

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 5

No neighbour comments received

Ward Members

Cllr N Bowdell – no comment received

Cllr A Briggs – no comment received

Cllr D Keast – no comment received

Material planning considerations are addressed in Section 7.

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 and Access
- (v) Biodiversity Net Gain (BNG)
- (vi) Community Infrastructure Levy
- (i) Principle of Development

7.2 The application site is located within the defined urban area. The proposal is for extensions to an existing dwelling. Therefore, the 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 Both elements of the proposal would be undertaken to the rear of the property.

7.4 The rear dormer would sit entirely within the rear roof slope, sitting below the ridge level and set back from the eaves. It is of such a size and design that it could be constructed under permitted development. The dormer would be visible from public vantage points in Cherry Tree Avenue albeit at distances of roughly 40m and across neighbouring gardens. Fleeting glimpses of the dormer would be available from Dudleston Heath Drive. Flat roofed dormers are found on the front and rear roof slopes of several of the neighbouring properties, as such the dormer would not appear out of place, nor overly large or dominant in its setting. The use of tiles in a matching colour to the existing roof would help it assimilate into its setting.

7.5 The extension at the rear of the garage would have a flat roofed form and would be surrounded by existing boundary fencing. Whilst the extension would project above the height of the adjacent fencing, it would not appear excessively tall nor visually prominent and would have limited visibility from surrounding public vantage points. The proposed alterations to doors and windows would not materially alter the appearance of the building and infill materials would be similar to the existing.

7.6 To ensure an appropriate finish to the development, it is considered necessary to impose a condition requiring finishing materials to match those found in the host dwelling.

7.7 Consequently, the design and appearance of the proposal is deemed appropriate in context to the existing dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.8 The rear dormer would be set within the roof slope of the property and its bulk and massing would be set away from any habitable windows on the adjoining property. The outlook from its rear facing window would be directly over the applicant's rear garden. Views towards neighbouring gardens/patios would be at oblique angles and partly obscured by the built form of rear extensions or boundary fencing. Roughly 30m of separation would be retained to the rear of the property in Willow Tree Avenue at the rear of the site, thus being sufficient to avoid harm through overlooking. That said, the rear dormer could also be constructed under permitted development as such, this fallback position means it would be unreasonable to object to its inclusion.

7.9 The proposed garage extension would add additional built form close to the rear and side boundary. The use of a flat roof keeps the overall height of the extension low,

which would limit any impact on neighbouring properties in terms of overshadowing and overbearing impacts. Windows would face in toward the applicant's own rear garden and would not directly overlook the gardens or habitable room windows on neighbouring properties. The proposal would facilitate the conversion of the garage to a home office with WC and snug type living space. Such home offices are not uncommon in residential areas and would not adversely affect neighbouring residents through noise or odour disturbance, not additional comings and goings. That said, to safeguard the residential amenities of neighbouring occupants, it is considered necessary to impose a condition requiring the use of the building to remain in ancillary use to the host dwelling.

- 7.10 The proposal 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 overly dominant impact of the amenities of the adjoining property nor result in any significant loss of light or privacy to that property.

(iv) Parking and Access

- 7.11 The proposal demonstrates that 3 parking spaces would be provided to the front of the property. Access would be from Dudleston Heath Drive. This is considered sufficient and would exceed the minimum parking requirements outlined in the Havant Parking SPD and would accord with Local Plan Policy DM13.

(v) Biodiversity Net Gain (BNG)

- 7.12 This application is exempt from the requirements relating to Biodiversity Net Gain as it is a householder application.

(vi) Community Infrastructure Levy

- 7.13 The proposal is a householder development of under 100sqm and therefore would not attract a CIL payment.

8 Conclusions

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

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00698

Conditions:

1	The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
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	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	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Proposed – P 01 Rev A</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The extension and conversion of the outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or separate business use.</p> <p>Reason: The outbuilding is not considered to be in an appropriate location to be occupied separately from the main dwelling or be used as a separate business use due to potential disturbance to neighbouring residential amenity and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
4	<p>The external materials to be used shall match in type, colour and texture those on the existing building.</p> <p>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.</p>

Informatives:

1	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You were updated about issues after the initial site visit and clarification was sought regarding the use of the outbuilding;</p>
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	Your application was acceptable as submitted and no further assistance was required.
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