



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 08th July, 2024 AT 7.00 PM

Members are summoned to attend: Cllrs P. Beck (Chairman), D Prosser, Teresa Attlee, Keith Jenkins, Ron Smith

A handwritten signature in black ink, appearing to read 'Carla Baverstock-Jones', is written over a faint, larger version of the same signature.

Carla Baverstock-Jones, GCILEx, FSLCC, MCMI
Chief Officer,

02 July 2024

AGENDA

1. To receive apologies for absence.
2. Declaration of interest: Members are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. You must withdraw from the room or chamber when the meeting discusses and votes on the matter.
3. To receive and approve the minutes of the Planning Committee meeting held on 17 June 2024.
4. To open the meeting to members of the public to enable them to address questions to Parish Councillors. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public. A question asked by a member of public during public participation session at a meeting shall not require a response or debate.*
5. To discuss and note any planning appeals.
6. To consider planning applications and note decisions as per attached schedule. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public.*
7. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on a date to be confirmed.
8. To note the date of the next meeting as Monday 12th August 2024.



**HORNDEAN PARISH COUNCIL
PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
Monday 17th June, 2024 AT 7.00PM.**

PRESENT: Cllr D Prosser, T Attlee, K Jenkins, R Smith

IN ATTENDANCE: Carla Baverstock-Jones
Eve Maple – Administrative Assistant (Minute Taker)

PUBLIC: None

P 020 24/25 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr Paul Beck
Cllr Bob Sowden

P 021 24/25 TO ELECT A VICE CHAIR

Cllr Derek Prosser nominated and seconded.

P 022 24/25 DETERMINE WARD ALLOCATION FOR CLLR RON SMITH

After discussion the Downs ward was allocated but applications can be shared collaboratively if appropriate.

P 023 24/25 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

P 024 24/25 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 29.04.2024

It was RESOLVED that the minutes of the Planning Committee meeting held on the 20th May 2024 were duly signed as a true record of the meeting.

P 025 24/25 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

None

P 026 24/25 TO DISCUSS AND NOTE ANY PLANNING APPEALS

None received

P 027 24/25

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE.

55815/008 FUL 38 New Road, Lovedean, Waterloooville, PO8 9RU

Proposal: Retrospective change of use of land to rear from agricultural to residential extending the residential curtilage. Retention of outbuilding on the land to be used for storage of garden and apiary equipment

Ward; Catherington

Conclusions: - This land is currently agricultural and it appears that there is no need to change this designation to residential. It is possible that if the land is changed to residential future planning permission may be sort, although this appears unlikely as there is limited access to the rear garden.

Recommendation: - Objection

P 028 24/25

60256/001 HSE 58A South Road, Horndean, Waterloooville, PO8 0EP

Proposal: Replacement garage to front.

Recommendation: No Objection pending the case officer's confirmation of compliance with CP 27 Pollution, CP 29 Design, Residential Extensions & Householder Development SPD which cannot be determined from viewing this property from the street.

P 029 24/25

60352 HSE 70 Merchistoun Road, Horndean, Waterloooville, PO8 9NF

Two storey extensions to part of the front of the dwelling.

Ward; Murray

Observations; The two-storey front extension is a gable end design that extend between 2 and 3m out from the front of the property. It is true that the property has a large driveway and this mitigate the effect on the amenity of the neighbour that is not attached. No.70 is semi-detached.

Conclusions; Objection - The design is out of keeping with the street scene and is not compliant with Residential Extension and Householder Development SPD Para 2.22.

P 030 24/25

59483/001 13 Southdown Road, Horndean, Waterloooville, PO8 0ET

Demolition of existing bungalow and construction of 2No. detached dwellings with detached car port for plot No.1 (as amended by plans received 10 May 2024).

Ward; Downs

Conclusions: After further consideration HPC objects to this development.

The proposal to build two properties will result in over development of the site. Under the guidance in CP29 para (d), the layout and design of any new development should contribute to the local distinctiveness and sense of place, as well as be sympathetic to its setting in terms of scale height massing and density. Overall, this development does not take account of neighbouring buildings, the street scene, or the surrounding area.

It is likely that CP27 will apply as there will be noise and disturbance from the completed development (of two four bedroomed properties where previously there was one two bedroomed bungalow) as well as loss of privacy through overlooking and overshadowing due to high ground on which the property to the rear is sited.

There does not appear to be adequate parking in the front property (where three spaces are required for four bedroomed properties), which is contrary to the requirements of the Vehicle Parking Standards SPD. The total absence of visitor parking within the sites, could lead to more on-street parking in a quiet rural road but which is already overused for parking by dog walkers, as well as the safety implications for children walking along that road. Visitor parking will increase these.

The existing hedge at the front at the entrance to the site may have to be taken down to improve visibility if the advice from HCC is to be followed to meet highway safety issues. Such removal could be in breach of the guidance relating to boundary treatments set out in Residential Extensions and House holder Development SPD (paragraphs 3.10-3.14 relating to Boundary Treatments).

RECOMMENDATION: - Objection

Sent as delegated power 11.06.2024

P 031 24/25

55625/003 OUT Land North of Woodcroft Farm, James Copse Road, Lovedean, Waterlooville

Outline planning application sought for the development of up to 190 dwellings, with associated vehicular access, infrastructure and landscaping (all matters reserved except access)

Ward; Catherington

Recommendation: - Objection for the following reasons;

We have a concern that the slope of the land from North to South will result increase run off to Catherington Park Phase 1 and 2 but also on the surrounding land towards the Anmore road which already floods regularly.

We believe the large Badger sett being in the green space between the two development areas will cause problems for the wildlife. It is difficult to see how surrounding the sett with houses and dog walkers will not result in at least some disturbance.

The overall site is accessed via Eagle Avenue resulting in additional traffic on Milton Road/Lovedean Lane/Frogmore Lane which are busy at peak times (school times). Residents of Phases 1 and 2 have complained that the roads on the existing site are in a poor condition and unadopted. Merrit Way in both directions will be a through route for the new houses of this development and is not really suitable for that use.

The cumulative effect of the Lovedean Lane developments and Catherington Park developments on the roads above is being ignored. The local shops here are convenience stores not "weekly shopping trips", walking/cycling from this site would be for leisure only and not to get anywhere important, therefore traffic will continue to increase.

It is also worth noting that there is further development called Woodcroft Copse, which is at the junction of Powell Drive and Eagle Avenue, will also be starting shortly (this is obviously in Havant Borough) but the same site exit roads.

P 032 24/25

26982/018 VOC Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR

Condition 4 of planning permission 26982/003 to be varied to state: The surface water drainage shall be built in accordance with the approved details provided by 'Claydon Horse Exercisers' and the approved plans BKP032014-MIC-005 REV.A01

Ward; Catherington

Conclusions: - This response has been submitted late as the EHDC planning portal has been offline until 03/06/2024.

As long as the EHDC Planning Case Officer is satisfied that the variance still meets Condition 4 of 26982/003 and will cause no problems to nearby properties and roads I can see no reason to object. As noted under observations above, this application will need to be reviewed by the planning committee / council (part of a delegated power process).

Recommendation: - No objection

Sent as delegated power 13.06.2024.

P 033 24/25

32204/001 TPO 3 Havant Road, Horndean, Waterlooville, PO8 0DB

Crown reduce 1No. Purple Plum Tree (T3) up to 1.5Metres & reduce height of crown of 1No. Beech Tree (T4) by 4 Metres (No.5 Havant Road, Horndean) (E.H.494) Tree Preservation Order 2002

Ward; Kings and Blendworth

Conclusion The request appears to be reasonable as regards the beech tree, but the tree officer would need to see the plum tree.

Recommendation: - No Objection subject to the Tree Officer's agreement that the work is necessary. The work should be carried out by properly qualified personnel at the correct time of the year.

P 034 24/25

60401 TPO Land to the rear of 35, Keydell Avenue, Horndean, Waterlooville

Oak Tree (G1) - Crown reduction back to previous points on the laterals to the east side of the tree by approximately 1.5 - 2 metres (E.H.170) (Old Nursery Site, Keydell Avenue, Horndean) Tree Preservation Order 1986

Ward; Kings and Blendworth

Recommendation: - No Objection subject to the Tree Officer's agreement that the work is necessary. The work should be carried out by properly qualified personnel at the correct time of the year.

P 035 24/25

40090/005 214 Catherington Lane, Horndean, Waterlooville, PO8 0TA

Change of Use from an agricultural unit to Class E (salon spa and wellness) with ancillary parking

Ward; Catherington

Conclusions: - The recommendation is **NO OBJECTION** for the following reasons:
CP4 Existing Employment Land – This is a change of usage of the site but may provide additional jobs in the area
CP6 Rural Economy and Enterprise – This would appear to comply. Makes good use of existing buildings without destroying character.

CP27 Pollution – In refurbishing the buildings, external lighting should be carefully planned in a "dark" area to avoid disturbance

P 036 24/25

20325/006 TPO 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT

Works to 1No. Yew tree (T1) Reduce sides by 1Metre and 2Metres, reduce height by 1Metre and raise crown to 3Metres (E.H.750) (203 Lovedean Lane, Horndean) Tree Preservation Order 2007 | 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT

Ward; Catherington

Observations; This is a historic yew located at the rear of the property which is a listed thatched cottage. The top of the tree only is visible from the road but, fortunately, the owner saw me outside and invited me into the garden to look at the tree at closer quarters.

Conclusions: The tree is in good condition and has been previously cut back professionally.

RECOMMENDATION: - No Objection subject to the Tree Officer's agreement that the work is necessary and will protect the listed building from damage. The work should be carried out by properly qualified personnel at the correct time of the year.

P 037 24/25

20325/005 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT

Listed Building Consent to replace polycarbonate conservatory roof with roof slate effect tiles

Conclusions: - This is fairly minor change to modernise an existing conservatory but the planning application is necessary due to Grade 2 Listed status

RECOMMENDATION: - No Objection

P 038 24/25

27422/006 31 Southdown Road, Horndean, Waterlooville, PO8 0ET

Single storey rear extension

Conclusions; This proposed extension has no impact on any of the close neighbours due to its position.

Recommendation; No objection

P 039 24/25

21864/020 The Dairy, Roads Hill, Horndean, Waterlooville, PO8 0TG

Nine residential dwellings and one commercial building (Class E(g)), together with the associated vehicular and pedestrian access, car parking, cycle storage and landscaping following demolition of existing buildings

Ward: Catherington

Conclusions: - The recommendation is Objection as the following reasons:
CP4 Existing Employment Land – This land usage is currently B2 Vehicle Repair with large workshops. What is proposed is an Office of Class E. We are concerned that this will be turned into another residential unit subsequently, doing away with employment potential.

CP10 Spatial Strategy for Housing – This site is now allocated for development in the new Local plan. However, it is "countryside" and Employment land and this does not significantly move the needle on the housing shortfall.

CP 19 Development in the countryside – It has not been demonstrated that there is a need for the development in the rural location. The Equestrian land next to the site should be protected from further expansion of this development

CP23 Gap between settlements. This application along with two others effectively closes the gap between Horndean and Catherington settlements.

CP27 Pollution – There will be light pollution to existing residents of Road's Hill
CP29 Design – The materials used such as black wood cladding, grey roof tiles and the style of the development is not in-keeping with the adjacent buildings in the Catherington Conservation Area. We welcome the inclusion of flint though.
EHDC Parking SPD – There appears to be Tandem parking on Unit 9 and the Commercial Building (which are directly adjacent – which seems odd). This backs up the suggestion that the Commercial unit is temporary and will be another residence.

RECOMMENDATION: - Objection

P 040 24/25

60400 HSE 30 Walden Gardens, Horndean, Waterlooville, PO8 9PP

Two storey front extension with single storey flank extension to the frontage of an existing dwelling

Ward; Murray

Conclusions: The proposals appear to be compliant with CP27 and CP29. However, with the apparent loss of the garage as a parking space, the new proposals allow for two cars only, which is contrary to the guidance in the Vehicle Parking Standards SPD that requires a four-bedroom property to have at least three parking spaces.

RECOMMENDATION: - Objection

P 041 24/25

To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on a date to be confirmed.

Noted by chair

P 042 24/25

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
08th July 2024.**

Noted by chair. Meeting ended: 8.10 pm

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Chairman

.....
Date

REPORT SCHEDULE FOR MEETING Monday 08 July 2024

1.	60406/001	<p>GPDE 41 North Road, Horndean, Waterlooville, PO8 0EH</p> <p>Prior notification for single storey development extending 4.75 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3.3 metres and a maximum height of 3.3 metres.</p> <p>Ward; Downs</p> <p>Cllr; Teresa Attlee</p> <p>Recommendation; Application for Lawful Development Certificate: - This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer. Submitted to EHDC 01.07.2024</p>
2.	24076/025	<p>FUL Former Site of Gales Brewery, London Road, Horndean, Waterlooville</p> <p>Proposed tile hanging to part of rear and northern upper elevation of the Tower.</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Teresa Attlee</p> <p>Observations: - The site lies within the built-up area of Horndean and was converted and extended in its current form to 32no. residential flats following the grant of planning permission (24076/015) in 2013. The site lies within the Horndean Conservation Area, which was designated in 1977. Though none of the buildings on site are listed, some of the buildings on site notably the Tower make a significant contribution towards the character and appearance of the Conservation Area.</p> <p>The site has been the subject of a preapplication site meeting to discuss the serious water egress into the building which has resulted in considerable damage to the flats to the extent that some flats are not habitable until such time as suitable resolution of the water ingress and remedials have been completed. This is clearly a highly time sensitive issue which needs to be addressed with all expediency.</p> <p>The damage to the building is on the rear and northern side elevation of the tower where it adjoins the new build sections. There is water ingress on the lower floors and the existing brickwork is saturated. Attempts to reseal the brick work have failed so a long-lasting permanent solution is proposed which requires slate tile hanging to secure the tower and the flats from any further water ingress. After that the developer can progress to repair the internal damage to the properties.</p> <p>The National Policy Planning Framework Paragraph 200 requires Heritage Statements to support planning applications that must consider the significance of the heritage asset and an assessment of how the development would impact that asset and detail any measures taken to avoid potential harm.</p> <p>Size Layout & density: -</p> <p>In considering the proposed development and the impact on the heritage asset, there are three key strands to be considered; a) Justification for the</p>

works, b) Choice of Materials and the impact on the tower; and c) impact on views within the Conservation Area.

The Planning & Heritage Statement addresses all of these in considerable detail. As regards materials three types were considered and slate cladding has been chosen as it is a material which is already present on the tower. The report states "there would be no jarring in terms of colours and the use of slate cladding on flank elevations is a typical historic feature." This material was discussed at the pre application.

Street Scene: -

The report looks in detail at the impact of the proposed tile hanging on the street scene. As the northern and rear parts of the Tower only are being repaired the changes will be visible only on the northern part of the tower when approaching from the north. It is suggested there would be some visual harm it would be less than substantial. This is on the basis that there would be glimpses of the proposed cladding from this elevation however these views would be interrupted by the modern building and roof line.

The view from the front of the site from the pavement would not be adversely affected as the scale of the building means the element of cladding proposed would not be highly visible. There is not a clear uninterrupted view of this elevation.

Local Planning Policies: - CP29 Design and CP30 Heritage. The Planning & Heritage Statement also refers to the draft Local Plan 2021-2040 and the draft policies that would be relevant Policy NBE14 (Historic Environment) and Policy DES1 (Well Designed Places) as well as Policy DES2 (Responding to Local Character).

Overall Highway safety:

No change

Noise and Disturbance from completed development: -

No change

Parking: -

No change

Overlooking and loss of privacy: -

Not relevant

Traffic generation: -

No change

Ground contamination: -

None noted.

Conclusion; The Planning & Heritage statement has examined and addressed all the relevant policies in considerable detail. This together with the applicant having sought preapplication advice leads us to agree with the conclusions set out in the documents submitted which states;

- Detailed consideration has been given to the impact of the proposals on the Horndean Conservation Area.
- Consideration has been given to the need for the works and what other options exist to minimise that impact.

		<ul style="list-style-type: none"> Careful consideration has been given to the extent and choice of materials. The need to secure a solution has to be weighed into the balance of considerations. <p>RECOMMENDATION: - No Objection</p>
3.	25103/003	<p>HSE 203 Catherington Lane, Horndean, Waterlooville, PO8 0TB</p> <p>Removal of rear conservatory and construction of single storey rear and side wraparound extension with internal and external alteration</p> <p>Ward; Catherington</p> <p>Cllr; Derek Prosser</p> <p>Observations: - 203 Catherington Lane is a detached Bungalow. It is has clearly been extended some time ago on the side of No.201, there is also a conservatory on the rear of this extension. The application intends to remove this conservatory and replace with a wrap-around extension that encompasses some of the conservatory space and fills in the other side of what is currently an "L" shaped building. The interior is being reconfigured but it is not possible to ascertain how of the existing plans has insufficient detail. The resultant dwelling is more of a square footprint with the new kitchen diner having a flat roof with a roof light above the dining area.</p> <p>Size Layout & density: - Extension is to the rear and is a single storey therefore the height is not an issue.</p> <p>Street Scene: - No Change - the extension is to the rear</p> <p>Local Planning Policies: - CP29 Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: - No change</p> <p>Noise and Disturbance from completed development: - No Change – assuming the roof light causes no issue to the neighbour at No.205</p> <p>Parking: - No Change</p> <p>Overlooking and loss of privacy: - No Change</p> <p>Traffic generation: - No Change</p> <p>Ground contamination: - No Change</p> <p>Recommendation; This extension and modernisation of the dwelling is not excessive and complies with Residential Extension and Householder Development SPD.</p> <p>RECOMMENDATION: - NO OBJECTION</p>
4.	SDNP/24/02501/T EL	<p>Telecommunications Mast Lovedean Lane, Horndean, Waterlooville.</p> <p>Notification under the electronic communications code regulations of the intention to install the electronic communications apparatus. Replacement of 1No BTS 3900A cabinet with 1No AIRO cabinet on existing concrete base via existing adaptor plate. Installation of 1No GPS node at 3.2m height on existing gantry pole. Installation of ancillary equipment.</p>

		<p>Observations: - This facility is to the rear of the water treatment plant opposite the Bird in Hand on Lovedean Lane. The plan is to replace an existing mast and cabinet with new ones. The cabinet will go on an existing concrete plinth. The new mast being installed is 3.2m in height.</p> <p>Size Layout & density: - The new mast is 3.2m. The space occupied is the same as existing.</p> <p>Street Scene: - No Change</p> <p>Local Planning Policies: - Electronic Telecommunications code</p> <p>Overall Highway safety: - N/A</p> <p>Noise and Disturbance from completed development: - No Change</p> <p>Parking: - N/A</p> <p>Overlooking and loss of privacy: - N/A</p> <p>Traffic generation: - N/A</p> <p>Ground contamination: - None Stated</p> <p>Conclusions: - This seems like a maintenance upgrade to an existing site and therefore no significant change</p> <p>RECOMMENDATION: - NO OBJECTION</p> <p>Sent by delegated powers 27.06.2024</p>
5.	55562/018	<p>DEM Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville</p> <p>Re: Proposal: Application to determine if prior approval is required for the demolition of existing barns, outbuildings and a bungalow. Existing buildings no longer required due to proposed redevelopment of the site for residential.</p> <p>Ward; Rowlands Castle</p> <p>Cllr: Teresa Attlee</p> <p>Observations: - The demolition of the buildings is necessary to undertake the development on the site which currently benefits from outline planning permission under EHDC reference 55562/005 for a residential-led (C3) mixed-use development with up to 800 dwellings. The planning statement submitted with the application states that it is being made to facilitate the early demolition of the existing buildings which will allow for further Ground Investigations under the buildings to be undertaken at the earliest opportunity to facilitate the expedient delivery of much needed housing in East Hampshire.</p> <p>It is also noted that the demolition is not immediately necessary in the interests of health and safety, albeit the building has now become a magnet for antisocial behaviour and vandalism, despite significant security boundaries being in situ.</p> <p>Size Layout & density: - N/A</p> <p>Street Scene: - N/A</p> <p>Local Planning Policies: - N/A</p>

		<p>Overall Highway safety: N/A</p> <p>Noise and Disturbance from completed development: - N/A</p> <p>Parking: - N/A</p> <p>Overlooking and loss of privacy: - N/A</p> <p>Traffic generation: - N/A</p> <p>Ground contamination: - The Planning Statement notes that the buildings will be demolished by a professional licensed Demolition Contractor (yet to be appointed), who will be bound to associated health and safety legislation. The building will be taken down by hand and mechanical means, as appropriate. The concrete sub-base will be broken up and removed, with all waste, which cannot be recycled as part of the future redevelopment of the site being removed and disposed of at a licensed waste disposal/transfer facility.</p> <p>Conclusions: Bloor states in its Planning Statement that the demolition of the existing buildings represents permitted development, and this Prior Approval application should be approved accordingly. It states that it takes its responsibilities in respect of Environmental matters extremely seriously and as such trees and ecology will be protected throughout the proposed demolition. Demolition works will be undertaken by reputable and well experienced Contractors with experience of sustainable and safe working practices. It is therefore respectfully requested that the Council approve this Prior Approval application at the earliest opportunity to allow for the expedient delivery of much needed homes within the district once the relevant Reserved Matters and Conditions are approved.</p> <p>Horndean Parish Council concludes that as the demolition of the buildings is necessary to undertake the development which has already been given permission it has no objection to the proposals</p> <p>RECOMMENDATION: - No Objection</p>
6.	60441	<p>53 Merchistoun Road, Horndean, Waterlooville, PO8 9NA</p> <p>Proposal; Demolition of outbuilding and construction of two storey and single storey rear extension and outbuilding to rear</p> <p>Ward: Murray</p> <p>Cllr; Teresa Attlee</p> <p>Observations: - This is a semi-detached property on the right-hand side when facing the property from the street. The properties have long rear gardens with some foliage and are not overlooked from the properties further behind in the next road. The application includes a two-storey extension to the rear plus a new outbuilding to house a garden store, play area/gym.</p> <p>Size Layout & density: - The plan is to extend the property by around 4m from the principal wall of the rear of the property to create a complete single storey at ground level and around 70% of a complete storey at first floor level (there being a flat roof on 30% of the ground floor storey). The materials will be brick and tiles to match existing.</p> <p>Under the guidance in CP29 para (d), the layout and design of any new development should contribute to the local distinctiveness and sense of</p>

place, as well as be sympathetic to its setting in terms of scale height massing and density. Due to the substantial protrusion from the existing building line, when compared with the adjoining neighbouring property, it will be likely to give the impression of a dominant addition.

The Residential Extensions and Householder Development SPD at paragraph 2.3 notes that extensions are generally more successful when they are subservient to the host dwelling and also when they respect the existing fenestration solid to void ratio on public elevations. There are no windows (even frosted) on the proposed extension on the eastern elevation which will give result in a 4m expanse of brick when viewed from the neighbour's side at number 55. In addition, the scale of the extension may have an overbearing impact on the neighbouring properties contrary to paragraph 2.9 of the Residential Extensions and Householder Development SPD.

There are no issues with the proposed outbuilding.

Street Scene: -

When viewed from the street there will be no change to the front of the property, but the extension will be visible from the street on the eastern and western elevations. There do not appear to be any properties nearby that have extended from the rear of the property to such an extent on two storeys. The proposed outbuilding will not impact on the street scene.

Local Planning Policies: - CP 27 Pollution, CP 29 Design, Residential Extensions and Householder Development SPD

Overall Highway safety: No change

Noise and Disturbance from completed development: - No change

Parking: - No change

Overlooking and loss of privacy: - It is possible that the extension will affect the amenity of the neighbouring properties, both at numbers 51 and at 55 Merchistoun Road through excessive overshadowing in breach of CP 27 Pollution. In addition, it may not adhere to the 45 degrees rule set out at paragraphs 2.11- 2.14 including the impact on sunlight on the adjoining neighbouring property as the trajectory of the sun moves from east to west. The roof light on the first floor extension could cause light spillage in breach of CP27 so care would be need to minimise this. There are no issues with the proposed outbuilding

Traffic generation: - No change

Ground contamination: - There will be drainage for the new kitchen, but it is not clear if this would have any impact on the land to the rear of the properties. The outbuilding gives rise to no known impacts as it will not contain any mains water connections.

Conclusions: The extension may affect the amenity of the neighbouring properties, both at numbers 51 and at 55 Merchistoun Road through its scale and bulk compared with the neighbouring properties, excessive overshadowing in breach of CP 27 Pollution and potential non-adherence to the 45 degrees rule- CP 27 Pollution, CP 29 Design, Residential Extensions and Householder Development SPD

RECOMMENDATION:-

OBJECTION relating to the dwelling extension

NO OBJECTION relating to the proposed outbuilding

DECISION LIST
17.06.2024. – 08.07.2024

Reference No: 34088/031 PARISH: Horndean Location: Yoells Copse off, Loxwood Road, Horndean, Waterlooville Proposal: Reduction of Broadleaf tree and vegetation (W1) rear of 15 Pentere Road (EH992) (Yoells Copse, off Loxwood Road, Horndean, Waterlooville) Tree Preservation Order 2015 Decision: CONSENT Decision Date: 19 June, 2024
Reference No: 59998 PARISH: Horndean Location: Land to the north of 233, Catherington Lane, Horndean, Waterlooville Proposal: 6 Dwellings with associated access, car ports, parking and landscaping following demolition of existing barn (as amended by plans received 16 April 2024). Decision: PERMISSION Decision Date: 27 June, 2024
Reference No: 59483/001 PARISH: Horndean Location: 13 Southdown Road, Horndean, Waterlooville, PO8 0ET Proposal: Demolition of existing bungalow and construction of 2 detached dwellings (1 market dwelling and 1 self build dwelling) (as amended by plans received 10 May 2024). Decision: REFUSAL Decision Date: 27 June, 2024
Reference No: 26982/018 PARISH: Horndean Location: Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR Proposal: Condition 4 of planning permission 26982/003 to be varied to state: The surface water drainage shall be built in accordance with the approved details provided by 'Claydon Horse Exercisers' and the approved plans BKPO32014-MIC-005 REV.A01 Decision: PERMISSION Decision Date: 27 June, 2024