

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 12TH AUGUST 2019

1.	58347	<p><u>72 North Road, Horndean, Waterlooville, PO8 0ED</u></p> <p>Single storey rear extension, conversion of roof space to habitable accommodation to include three dormers to front elevation and one dormer to rear elevation</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr Dr C Jacobs</p> <p>Report:</p> <p>Size Layout & density: This is an extension to the front of the existing bungalow to replace the existing layout of sitting room, kitchen and two bedrooms to a large sitting room, large kitchen diner, snug, playroom and 4th bedroom. The existing roof space will be converted to provide master bedroom with dressing area and ensuite plus two other bedrooms and a bathroom. The proposal represents a significant increase in floor space and substantial changes to the property.</p> <p>Design & Appearance: There will be significant changes to the design and appearance of the property. The application indicates that materials used will be in keeping with existing materials.</p> <p>Number 72 is in a road of mainly bungalows with some 2 storey dwellings.</p> <p>Number 74 on the north side of the property has already had a similar extension. However, number 70 is a small semi bungalow on slightly lower ground. I have concerns that the height of the proposed development will constitute overlooking of number 70 and possibly other bungalows on the south side of the property.</p> <p>Street Scene: Significant changes to the street scene.</p> <p>Overall Highway Safety: N/A</p> <p>Noise and Disturbance from completed development: There is the possibility that the increase in activity and potentially more cars at the property could cause some disturbance for the neighbours.</p> <p>Parking: This is problematical. Changing the property from a 2 bedroom to a 4 bedroom dwelling could increase the number of cars at the property. There is no indication of how any extra cars will be accommodated, although the drive is a reasonable size.</p> <p>Traffic generation: See comments above regarding parking.</p> <p>Ground contamination: Please see comments from EHDC Contaminated Land Environmental Health Officer, copied here for convenience:</p>
----	-------	---

		<p>“...as a proposed development sensitive to contamination, with no desktop study provided by the applicant the following informative for dealing with potentially contaminated land is recommended to be added to the Decision Notice:</p> <p>E7 - Unsuspected contamination found on site</p> <p>In addition, the following informative is recommended, which references key documents.</p> <p>Environmental Health recommends developers follow the risk management framework provided in CLR 11 Model procedures for the Management of Land Contamination when dealing with land affected by contamination.”</p> <p>RECOMMENDATION: OBJECTION. This is an ambitious proposal. I have concerns about the size and massing of this development properties and the issue of additional cars and parking. Nominally it is contrary to:</p> <p>. CP 29: a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area’s particular characteristics;</p> <p>. CP 29: d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features.</p> <p>However, this may be difficult to substantiate as number 74 has already undergone a similar extension.</p> <p>If the owner is given permission to develop the property it should be on the the condition that the south facing windows on the first floor are obscured.</p> <p>The EHDC Contaminated Land Environmental Health Officer has raised issues which need addressing by the property owner.</p> <p>Cllr Dr C Jacobs</p> <p>08.08.2019</p>
2.	27583/005	<p><u>84 Downhouse Road, Catherington, Waterlooville, PO8 0TY</u></p> <p>Conservatory to rear</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p>

		<p>OBSERVATIONS:- The application is for a modest sized conservatory to the rear of the property that will effectively 'square' off the building. It will adjoin the utility room and a toilet to the side and an office and guest bedroom. It will not be visible from the road. There should not be overlooking issues with the neighbours.</p> <p>RECOMMENDATION:- NO OBJECTION</p> <p>Cllr Mrs E Tickell</p> <p>08.08.20-19</p>
3.	30353/002	<p><u>169 Hazleton Way, Horndean, Waterlooville, PO8 9EB</u></p> <p>First floor side extension with room in roof including rear dormer</p> <p>Ward: Kings & Blendworth</p> <p>Report:</p> <p>This application is for a first floor side extension with room in the roof including rear dormer.</p> <p>This application if approved would give a larger first floor bedroom with an en-suite, also a further bedroom with an en-suite in the loft.</p> <p>This extension would reach onto the boundary line, but would not be against the property next door.</p> <p>Highways safety no concern as access stays the same.</p> <p>Parking is sufficient as there is parking for three cars as required for a four bedroom house.</p> <p>Overlooking could potentially be a problem as the dormer windows appear to be looking out onto the gardens. But to date there has not been any objections from neighbours.</p> <p>The design seems to be in keeping with the area.</p> <p>On the 12 January 2014 permission was given under permitted development for a single storey extension being 3.6m at the rear of the building. But there appears to be adequate room on this property to accommodate this extension.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr Mrs I Weeks</p> <p>07.08.2019</p>

4.	50379/006	<p><u>2 Whitehaven, Horndean, Waterlooville, PO8 0DN</u></p> <p>Detached one bed dwelling with integral garage, detached two bed chalet style dwelling with detached car port, associated parking and access, rear infill extension, porch, alterations to flank elevation and extended parking area to the front of 2 Whitehaven.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllrs Mrs I Weeks & Mrs L Evans</p> <p>Report:</p> <p>Description: Detached three bed bungalow with associated parking and access; rear infill extension, porch, alterations to flank elevation and extended parking area to the front of 2 Whitehaven (amended description and amended plans received 12.07.2019)</p> <p>Report: Although under the same Planning Application Number this is a different proposal seeking permission for one bungalow. This addresses many of the concerns about "cramped and oppressive development". A bungalow is in keeping with the area. However, the access remains narrow though with only one dwelling parking is no longer an issue. The increase in vehicle movements and the use of the dwelling could disturb and reduce the amenity of the neighbours to the north.</p> <p>Size Layout & Density: In keeping with area.</p> <p>Street Scene: This will be altered by the changes to No. 2</p> <p>Local Planning Policies: CP27, CP29</p> <p>Overall Highway Safety: Vehicles can now leave the site in a forward gear. Visitors could use the area in front of the bungalow as well as the driveway.</p> <p>Noise and Disturbance from Completed Development: The increase in vehicle movements and the use of the dwelling could disturb and reduce the amenity of the neighbours to the north.</p> <p>Parking: Adequate but no visitor parking although front of bungalow and driveway could be used under this proposal.</p> <p>Overlooking and Loss of Privacy: Bungalow so not a concern</p> <p>Traffic Generation: That associated with a three bedroom property</p> <p>Ground Contamination: None known</p> <p>RECOMMENDATION: On balance NO OBJECTION</p> <p>Cllr Mrs L Evans 09.08.2019</p>
----	-----------	---

5.	58360	<p><u>6 Thornfield Close, Horndean, Waterlooville, PO8 0EX</u></p> <p>Prior Notification for single storey development extending 4.4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 2.9 metres</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr Dr C Jacobs</p> <p>Report:</p> <p>Size Layout & density: Conversion of garage into a store and utility room and single storey extension at rear which will enable residents to increase the size of the current kitchen.</p> <p>Design, appearance and materials: In keeping with existing, and surrounding properties. No 7 the neighbouring property had a very similar extension in 2017.</p> <p>Street Scene: No changes to the street scene as development is at the rear of the property</p> <p>Overall Highway safety: None</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: The loss of one garage space means that an additional car may be parked on the drive, but this is of sufficient length for this to be accommodated.</p> <p>Overlooking and loss of privacy: No overlooking.</p> <p>Traffic generation: None</p> <p>Ground contamination: There is no evidence of ground contamination.</p> <p>Conclusions: This proposal is unlikely to cause any disturbance, change of street scene or impact on the highway.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr Dr C Jacobs 08.08.2019</p>
----	-------	--

6.	54480/015	<p><u>11 Bridget Close, Horndean, Waterlooville, PO8 9NR</u></p> <p>Detached dwelling with associated parking and amenity space following demolition of existing garage.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report: Size Layout & density: This is a variation on the planning proposal contained in Applications 54480/005, /007, /008 and /009. The proposal is to 'shoe-horn' a dwelling into a very small and cramped space. The addition of a 'local amenity space' is a non-sequitur since this has no established need. The boundary along Bridget Close would be a blank 1.8 metre high fence for most of the length of the 'frontage', with a small section 0.8 metres high at the front garden and parking space.</p> <p>Design, appearance and materials: The design and access statement describes this as being "... similar to the previously approved double garage ..."</p> <p>Street Scene: Despite some changes to the actual location of the proposed dwelling, it would almost overflow onto the roadway. This especially invasive due to the lack of a footpath long the curtilage of the property.</p> <p>Overall Highway safety: No significant impact on highway safety since the road is a cul-de-sac.</p> <p>Noise and Disturbance from completed development: That of a small dwelling, i.e. not significant.</p> <p>Parking: Meets the SPD requirement but there is no provision for visitor parking and the roadway is too narrow to support much street parking.</p> <p>Overlooking and loss of privacy: No significant problem.</p> <p>Traffic generation: No significant increase.</p> <p>Ground contamination: The existing garage sits on a concrete raft which would require removal (together with the existing and quite new double garage). This would result in a significant amount of debris to be taken to landfill.</p> <p>RECOMMENDATION: OBJECTION, for the following reasons;</p> <p>The proposed development, if allowed, would result in the over development of the available space (contrary to Joint Core Strategy policy CP29). The proposed building would be too close to the edge of the roadway and thus dominate the street scene, especially since the 1.8 metre high fence would also be along the edge of the roadway.</p> <p>Cllr R Veitch</p> <p>06.08.2019</p>
----	-----------	--

7.	SDNP/19/03 568/OHL	<p><u>North of Lone Barn Lane Horndean Waterlooville Hampshire</u></p> <p>Overhead cable and pole replacement (Old Mill Lane to Ivy Orchard)</p> <p>Ward: Catherington</p> <p>Cllr Re: Cllr Mrs E Tickell</p> <p>Report:</p> <p>OBSERVATIONS:- The application is on behalf of Scottish Southern Electricity Networks. The replacement cable is heavier than existing cables and additional height is required in the poles to prevent sag but also to allow for larger farm machinery. Some poles will increase by 10-25%. The policies referred to below do refer to overhead cables being placed underground if a suitable opportunity arises.</p> <p>APPLICABLE POLICIES:- South Downs National Park Local Plan.</p> <p>SD4- Landscape Character. SD42- Infrastructure. SD44- Telecommunications and Utilities Infrastructure.</p> <p>RECOMMENDATION:- NO OBJECTION provided that the proposed development does not provide a suitable opportunity for the cables to be placed underground in order to give the least environmentally harmful option.</p> <p>Cllr Mrs E Tickell 08.08.2019</p>
8.	32798/012	<p><u>31 Bulls Copse Lane, Horndean, Waterlooville, PO8 9QX</u></p> <p>Single storey extension to rear to provide a linked annexe</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Reps: Mrs I Weeks & Mrs L Evans</p> <p>Report:</p> <p>Size Layout & density: The extension will significantly increase the footprint size of the property but not excessively so relative to the overall size of the plot</p> <p>Design, appearance and materials: The design matches the rest of property.</p> <p>Street Scene: Not affected as the extension is to the rear</p> <p>Overall Highway safety: No significant change</p> <p>Noise and Disturbance from completed development: Little change.</p>

		<p>Parking: The revised layout might need to accommodate more vehicles due to the two additional bedrooms</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: Little change – possible slight increase in number of vehicles entering or leaving but unlikely to be excessive</p> <p>Ground contamination: No obvious sources.</p> <p>Conclusions: The annexe is designed for use by an elderly relative with limited mobility. There are guidelines within East Hants' "Residential Extensions & Householder Development" SPD, with regard to an annexe for such use and the application appears to follow these guidelines</p> <p>RECOMMENDATION: NO OBJECTION but request that the application be controlled by a planning condition or a legal agree.</p> <p>Cllr P Beck 07.09.2019</p>
9.	24774/003	<p><u>7 Havant Road, Horndean, Waterlooville, PO8 0DB</u></p> <p>T1 Beech - Reduce branches away from the house by 2.5 metres from a starting length of 8 metres, leaving a finished length of 5.5 metres</p> <p>T2 Group of Sycamore - Crown lift over the pavement to 3 metres from the ground, reduce the branch overhanging the neighbours driveway by 2 metres from a start of 7 metres leaving a finished length of 5 metres</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Reps: Cllrs Mrs I weeks & L Evans</p> <p>Report:</p> <p>This application is for T1 Beech, reduce branches away from house by 2.5m from a starting length of 8m leaving a finished length of 6.5m.</p> <p>T2 Group of sycamore crown lift over the pavement to 3m from the ground, reduce the branch overhanging the neighbour's driveway by 2m of a start of 7m leaving a finished length of 5m.</p> <p>All of these trees have TPO's on them.</p> <p>RECOMMENDATION: NO OBJECTION provided that the work is carried out at the correct time of year, and by a professional with the correct qualifications.</p> <p>Cllr Mrs I Weeks 07.08.2019</p>

10.	53565/020	<p><u>Milkwood, Down Road, Horndean, Waterlooville, PO8</u></p> <p>T2 Ash - Fell to ground level T1 Oak - Reduce and reshape crown by up to 2 metres from branch tips back to a suitable growth point or branch union</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p> <p>NATURE OF APPLICATION:- T2 Ash - Fell to ground level T1 Oak - Reduce and reshape crown by up to 2 metres from branch tips back to a suitable growth point or branch union.</p> <p>RECOMMENDATION:- NO OBJECTION in relation to the felling of the ash tree provided that there is a replacement tree planted as advised by the Applicant that is appropriate to the location of the property.</p> <p>The works to the oak tree should be such as considered to be appropriate by the tree officer for the proper management of the tree, should be carried out at the correct time of year and by a suitable qualified professional.</p> <p>Cllr Mrs E Tickell 09.08.2019</p>
11.	55562/005	<p><u>Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville</u></p> <p>Outline planning application with all matters reserved, except the means of access to the highway network (junction arrangements) and associated highway improvements, for the demolition of existing buildings and the residential-led (C3) mixed-use development of the site with up to 800 dwellings, up to 2ha of employment land (uses B1 and B2), a Local Centre (including: local retail (food and non-food A1); financial and professional services (A2); restaurants, cafés, and drinking establishments (A3 and A4), hot food takeaways (A5), together with a primary school (D1) and community facilities (D2)), informal and formal open space, allotments, and acoustic bunds, together with associated drainage, utilities and all other associated and necessary infrastructure</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs L Evans</p> <p>Report:</p> <p>A verbal Report will be given at the meeting.</p>