
Site Address:	19 Summerhill Road, Waterlooville, PO8 8XD		
Proposal:	Proposed extension to create an annex.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00848	Expiry Date:	01/12/2023
Applicant:	Mr Hill		
Agent:	Mr Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

19 Summerhill Road, Waterlooville, is a two storey detached dwellinghouse located to the south side of Summerhill Road. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Summerhill Road with parking to the front and side.

The property is located within a residential area with surrounding properties differing in design and appearance.

2 Planning History

02/58964/002 - Construction of conservatory to rear (south elevation) between existing house and detached garage., PERM,20/03/2002
99/58964/001 - Single storey rear extension, PERM,19/07/1999
94/58964/000 - Single storey rear extension., PERM,
APP/10/00432 - Single storey side extension, porch to front and provision of dormer to existing garage. , PERM,17/09/2010

3 Proposal

The proposal involves an extension to create an annex. To would extend out approximately 1.4 metres towards the road frontage of the property.

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)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Neil Bowdell - Cowplain

No Comment.

Developer Services, Southern Water

Please find the attached extract from Southern Water records showing the approximate position of a public foul sewer within the site.

- The public foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Please note: There is a private foul sewer crossing in the site.

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.

Southern Water requires a formal application for any new connection to the public 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

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse

- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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

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: 22

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Proposed annexe's integral link to the main dwellinghouse
- (iv) Effect on neighbouring properties
- (v) Drainage matters
- (vi) Parking matters

(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 proposed works would have brickwork and concrete roof tiles to match the existing property. This would be in keeping with main dwellinghouse and the character of the area.

7.4 The proposed works would be partly visible from the street scene. As the proposed works are well set back it is not considered to have an adverse impact upon the street scene. Due to the size of the proposed works it is considered to appear subservient to the host dwelling therefore deemed appropriate.

- 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) Proposed annexe's integral link to the main dwellinghouse

- 7.6 The proposed annexe would be used by the applicant's elderly mother. It is considered to have an integral link to the main dwellinghouse due to its physical attachment (door from the existing reception room) and shared garden space. The applicant's agent states the annexe would have an integral link to the main house being used for communal living space. Based on the information provided the proposed annexe is considered to have a suitable integral link to the main dwellinghouse therefore deemed acceptable. If permission is forthcoming a condition restricting the use of the proposed annexe to be ancillary to the main dwellinghouse and not be used as separate accommodation would be recommended.

(iv) Effect on neighbouring properties

- 7.7 The proposed extension towards the road frontage is not considered to have an adverse impact upon the properties opposite due to its distance from the boundaries.
- 7.8 On the east side facing No.17 Summerhill Road the proposed extension would extend further along the shared boundary. Due to its modest size it is not considered to appear overbearing or result in the harmful loss of light to the neighbour occupiers. There would also be two windows on this side serving a bedroom and W/C. As the windows could be placed within the existing roof this is considered to have an acceptable impact into upon No.17 Summerhill Road an obscure glazing condition is recommended to reduce any impact further. The additional ground floor windows would be above 1.7 metres floor level thus not considered to cause harmful overlooking.
- 7.9 On the west side facing No.21 Summerhill Road there are two existing rooflights facing out onto the rear garden of the application site and No.21. As the windows are existing and considering the set off, this is not considered to significantly increase overlooking into the private amenity space of No.21 Summerhill Road.
- 7.10 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.

(v) Drainage matters

- 7.11 Southern Water commented on the application raising no objection. An informative would be added to the decision if permission is forthcoming.

(vi) Parking matters

- 7.12 The proposal would increase the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 3 car

parking therefore complying with the parking standards and Policy DM13 of Havant Borough Core Strategy (2011).

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/23/00848 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 and Site Plan - P0 Uploaded 16th January 2024
Existing and Proposed Ground Floor Plans - P1 Uploaded 16th January 2024
Existing and Proposed First Floor Plans - P2 Uploaded 16th January 2024
Existing and Proposed Elevations (Front/Rear) P3 Uploaded 16th January 2024
Existing and Proposed Elevations (Right/Left) P4 Uploaded 16th January 2024
Existing and Proposed 3D View 1 - P5 Uploaded 16th January 2024
Existing and Proposed 3D View 2 - P6 Uploaded 16th January 2024
Existing and Proposed 3D View 3 - P7 Uploaded 16th January 2024
Existing and Proposed 3D View 4 - P8 Uploaded 16th January 2024

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.
- 4 The use of accommodation hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever and not be used as separate accommodation unless otherwise agreed by the Local Planning Authority.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the works hereby permitted the rooflights in the first floor serving the bedroom and walk in wardrobe on the east elevation facing No.17 Summerhill Road shall be fitted textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.