
Site Address: 68 London Road, Widley, Waterlooville, PO7 5AG
Proposal: Rear & side single storey extension; widen existing entrance to driveway and extend existing driveway hardstanding; replacement of grassed highway bank with hardstanding and frontage wall with infill timber panels and new pier.
Application Type: Full Planning Permission
Application No: APP/23/00019 Expiry Date: 13/07/2023
Applicant: Mr & Mrs Galloway
Agent: Case Officer: David Eaves
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

68 London Road, Widley, is a semi-detached two storey property lying to the east of London Road. The property is faced with red brick to ground floor and fawn pebble dashing to first floor. To the rear is a single storey mono-pitched sun room. Immediately surrounding the site are residential properties but further to the north are commercial retail and other properties.

2 Planning History

None relevant

3 Proposal

Rear & side single storey extension; widen existing entrance to driveway and extend existing driveway hardstanding; replacement of grassed highway bank with hardstanding.

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)
CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard

No comments received.

Councillor Ryan Brent

No comments received.

Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 175 mm public foul sewer requires a clearance of 3 metres on either side of the public foul 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 foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

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

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](https://www.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

Hampshire Highways

In regard to application APP/23/00019, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highways perspective.

The proposed driveway extension will enable easier movement in and out of the site, and the widened drop kerb / vehicle crossover remains within the maximum 10.0m width when combined with that of the adjacent dwelling.

Applicants should however be made aware that additional permission will be required from HCC as Local Highway Authority, subsequent to any permission that may be given by HBC as Local Planning Authority to actually undertake the works. Given that the works require the removal of a highway bank, and also potential drainage updates due to the type of kerbstones utilised on this section of London Road, a minor works S278 will need to be entered into in the first instance, details of which can be found via the following link:

<https://www.hants.gov.uk/transport/developers/section-278>

Southern Gas Networks - stage 1 - plan provided

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the

information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Portsmouth Water - line search - plan provided

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Southern Electric - line search - plan provided

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

Scottish and Southern Electric - plan provided

Having examined our records, I can confirm that whilst SSE Utility Solutions Ltd may have assets in the wider vicinity, there are no records of any owned apparatus within the specific search area of your enquiry detailed in the reference/location provided.

It remains responsibility to ensure that the correct safe working practices are following in line with industry legislation and guidance.

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: 12

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) Effect on neighbouring properties
- (iv) Highway impacts

(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 There are four main elements to the proposed works, the rear/side extension; the extended driveway, widened access and front wall with infill panels.

7.4 The rear /side extension is set well back from the street frontage and would not be readily viewable from the highway. The extension would be single storey and flat roofed (with a very slight slope) and include a roof lantern. The extension would include brickwork to match that on the existing house, the roof would include a white upvc fascia and felt. The extension is considered subservient to the original dwelling

and would have an acceptable appearance on the property and in the area.

- 7.5 The frontage would be widened with a cutting back of the existing grassed bank to the roadside. This would then open to a widened hardstanding area and driveway. This would result in the frontage having a similar frontage to others nearby for example No's. 64 and 66 London Road. It is noted that the existing fence and trellis would be replaced with a new brickwork and stonework wall with infill timber fence panels. The alterations to the frontage is considered acceptable.
- 7.6 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) Effect on neighbouring properties

- 7.7 To the rear (east) is a proposed single storey extension. The property currently has a lean to single storey sun room which would be removed. No. 70 to the north has a similar lean to extension. The proposal would extend from the original rear wall by approximately 4.75m. From the northern boundary beyond No. 70's rear lean to the proposed rear extension would be set approximately 0.9m off the common boundary. There would be a lantern roof light to the roof and to the rear east elevation there would be french doors and window these would face down the long rear garden. The relationship of the extension to No. 70 is considered acceptable.
- 7.8 The extension would project approximately 1.4m from the side wall of the original property on the southern side. There would also be a side door in the position of an existing side window in the original southern elevation. This would face a mainly black flank wall to the northern side of No. 66. The element of the extension to the side would retain a gap of approximately 1m to the common boundary. There would be no windows to the south side elevation of proposed extension. No.66 is set off the common boundary. It is considered that the single storey nature of the proposed extension together with the set off to the boundaries would result in an acceptable relationship between the properties.
- 7.9 Given the long rear garden and the single storey nature of the extension it is not considered that the property to the rear (east), No.2 Bushy Mead would be impacted by the development.

(iv) Highway impacts

- 7.10 The proposals include alterations to the site frontage with a wider opening to the drive and frontage parking area. The works include a cut back to the existing grass bank. The existing drop kerb would not be altered. The Highways Authority have raised no objection to the proposals and state that *The proposed driveway extension will enable easier movement in and out of the site, and the widened drop kerb / vehicle crossover remains within the maximum 10.0m width when combined with that of the adjacent dwelling.* The works would require separate consent from the Highway Authority.
- 7.11 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.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design, 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.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00019 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:

Existing Location and Site Plan Drawing No. 100 Rev A
Proposed Site Plan Drawing No. 200 Rev B
Existing and Proposed Front Boundary Drawing No. 201
Proposed Ground Floor Plan Drawing No. 400 Rev A
Proposed First floor Plan Drawing No. 401
Proposed Roof Plan Drawing No. 402 Rev A
Proposed Front West Elevation Drawing No. 600
Proposed Side South Elevation Drawing No. 601
Proposed Rear East Elevation Drawing No. 602 Rev A
Proposed Side North Elevation Drawing No. 603 Rev A

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 or be as shown on the application form and approved details.

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.